



# Wake County

301 South McDowell Street  
Raleigh, NC

## Meeting Minutes Board of Commissioners

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Monday, March 16, 2020

1:00 PM

Wake County Justice Center

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### Regular Meeting

#### Meeting Called to Order: Chairman Greg Ford

**Present:** 7 - Chairman Greg Ford, Vice-Chair Vickie Adamson, Commissioner Matt Calabria, Commissioner Susan Evans, Commissioner Jessica Holmes, Commissioner Sig Hutchinson, and Commissioner James West

Others Present: David Ellis, County Manager; Scott Warren, County Attorney; Denise Hogan, Clerk to the Board; Yvonne Gilyard, Deputy Clerk to the Board; Ben Canada, Assistant to the County Manager

#### Pledge of Allegiance

#### Invocation: Commissioner Matt Calabria

Chairman Ford said that the COVID 19 virus has changed lives and in Wake County there is planning for the future. He said he is extremely proud of the way the organization has responded and provided prompt, transparent information and updates. He stated the main goal is to protect the health and wellbeing of the citizens we serve and the county is working with partners in the State and community to meet the needs of the public. He thanked the Wake County team for working together to reassess and realign resources.

#### Items of Business

1. [Approval of Agenda](#)

Adding the following items:

1. Update from County Manager on County's Response to COVID-19.
2. Debt and Capital Model Update - Board Funding Options for Fiscal

Years 2022 and 2023 Schools Capital Program.

3. Appropriation of Emergency Funds Associated with COVID-19.

**Commissioner Evans moved, seconded by Commissioner Holmes, to approve the agenda as amended. The motion passed unanimously.**

2. [Approval of the Minutes of the Regular Meetings of February 3, 2020 and February 17, 2020, Work Session of February 10, 2020, and Retreat of February 7, 2020](#)

Ms. Denise Hogan, Wake County Clerk, came forward to note that on the February 3, 2020 minutes item #11, Juvenile Crime Prevention Council, there had been a technical error made. Today's motion is to accept the corrected figures.

**Commissioner West moved, seconded by Commissioner Holmes, to approve the Minutes of the Regular Meetings of February 3, 2020 as amended and February 17, 2020, Work Session of February 10, 2020, and Retreat of February 7, 2020 The motion passed unanimously.**

3. [Update from County Manager on County's Response to COVID-19](#)

County Manager David Ellis shared the actions that have taken place regarding COVID-19. He said Wake County received word of their first presumptive positive COVID-19 patient thirteen days ago. He said since that time, Team Wake has responded accordingly and taken measures to address this unprecedented time.

Mr. Ellis said to date, there are thirty-three cases of COVID-19 in North Carolina with fourteen of them being in Wake County. He said as of this morning, the county has submitted sixty-five lab samples and received forty-four results back from the lab. He said thirteen people are under investigation and over three hundred fifty people are being monitored. He said Wake County is following the guidance of the Center for Disease Control. He said Governor Cooper has ordered all schools closed. He said the county has closed libraries and park programs until further notice.

Mr. Ellis said this is a fluid situation and he will provide updates as often as necessary. He said staff has been working hard to keep county operations open while responding to the COVID-19. He said the County Emergency Operations Center (EOC) is operating at full capacity and will continue to do so for the foreseeable future. He said staff moved the EOC to the former Board of Elections offices in order to comply with the social distancing recommendations.

Mr. Ellis said the Public Health Department is maintaining contact with patients who are positive and gathering information on others who may have been exposed. He said call centers are fully operational and have received 1,400 calls to date. He said 50 percent of county operations staff

are working remotely. He said the county is allowing staff to use all forms of paid leave as necessary. He said library staff is being used to staff the EOC, which allows them to remain working and relieves normal EOC staff.

Mr. Ellis said with the closure of schools, there is a concern about children without access to food. He said a plan has been created by the Wake County Public School System, Cooperative Extension, Human Services and local partners to ensure families have access to food while school is not in session. He said twenty-seven schools and community centers will act as distribution centers. He said Inter-Faith Food Shuttle is providing meals and there are additional resources on the county website to assist with food insecurity.

Mr. Ellis said the safety of county residents is the primary focus. He said the priority is to prevent a rapid increase in the number of cases and overwhelming the healthcare system. He said preventing the spread of COVID-19 is critical in keeping the healthcare system intact. He thanked Human Services Director, Regina Petteway and all county staff for their work during this difficult time.

Commissioner Calabria thanked Mr. Ellis and staff for addressing this situation. He said this is an unusual set of circumstances and praised all the departments for pulling together. He expressed his concern about the lack of an adequate number of tests.

Mr. Ellis said that Wake County does not have enough tests and the Federal government needs to step in to provide the additional tests.

Commissioner Calabria asked where the public can call to ask for help regarding questions about COVID-19.

Ms. Petteway reiterated that the response to COVID-19 is county-wide. She directed the public to visit [Wakegov.com](http://Wakegov.com) for assistance and resources. She thanked the communications department for maintaining the information on the county website.

Commissioner Hutchinson commended staff for keeping the public safe. He said the Emergency Operations Center is equipped for handling the crisis. He said that he is contacting the Federal Government about offering more test kits. He asked Manager Ellis about preventative measures.

County Manager Ellis shared the preventative measures. He said hand washing is very important as well as keeping your hands away from your face. He said the most important thing to do is stay home if you are sick.

Commissioner West said he had concerns about best practices in the jail

related to the virus and social distancing.

Mr. Darshan Patel, Emergency Management Team Leader, said that staff is working with the Sheriff's Department to ensure that guidance from the CDC is being followed. He said the jail is working on the social distancing measures to keep their population safe.

Vice-Chair Adamson said she is very impressed with the way staff is handling the situation. She asked Ms. Petteway to address the difference between the seasonal flu and COVID 19. Ms. Petteway said testing for regular flu are given before the COVID 19 tests and many of them are confirming regular flu cases. She encouraged the public to get their regular flu shot. She said the regular flu has killed many more people than COVID 19, but they are both very serious.

4. [Appropriation of Emergency Funds Associated with COVID-19](#)

**Attachments:**    [Appropriation of Emergency Funds for COVID 19 Response 3.16.20.pdf](#)  
[Budget Memo - FY 2020 Non-Departmental.pdf](#)

Commissioner Holmes said in addition to recognizing the County Manager, Director Petteway, Emergency Management staff, and the entire Wake County government team that now is an opportunity for leaders to lead. She commended Chairman Ford and Vice-Chair Adamson. She highlighted some areas of concern and stated that the citizens can be reassured that the county is working with appropriate state and local officials to fight this together. She read information regarding COVID-19 echoing the recommendations to work remotely if possible, maintain social distancing. She expressed her concern for food insecurity and displaced employees without paid sick leave, and reminded everyone to keep others who may not be able to get out in mind when they are stocking up on resources. She also asked, let us be patient, let us be kind, and let us be an example to the rest of the world in prevention and caring for each other.

Commissioner Holmes recognized Vice-Chair Adamson for her work on this item to make sure that it was comprehensive and inclusive. It was important to give the County Manager flexibility to act as necessary, She also commended Chief Justice, Cheri Beasley, for suspending foreclosures and evictions and her work with hourly workers who are particularly impacted by this event.

Vice-Chair Adamson said that she has never been through a pandemic and everyone has come together during this time. She said structure is in place to prevent the spread of the disease. She said the public schools are of importance during this time.

Commissioner Hutchinson commended the county employees and the way that the process has been handled. He commended Commissioner Calabria for his food security efforts. He commended Director Petteway for her efforts.

Commissioner West echoed the teamwork through COVID-19. He said this is a "common condition and mutual affliction." He said he was impressed with the teamwork and there will be lessons to be learned when the pandemic is over.

Commissioner Evans commended staff and echoed the motion read into the record regarding housing challenges. She said that funding is needed for these critical needs.

Commissioner Calabria said that this is a tremendous challenge. He said he wanted to focus on items related to food insecurity. He thanked Ms. Catherine Williams, Cooperative Extension Director; Ms. Sydney Kline, Food Security Program Manager, Wake County Human Services; Mr. Paul Coe, Assistant Superintendent Wake County Public School System (WCPSS); and Ms. Roxie Cash, Board of Education, WCPSS. He said that this is an evolving situation. He said there is the government sector and partnerships to make sure needs are met.

Chairman Ford thanked the commissioners for their comments, advocacy, and work. He said that this is a time when we will all benefit by showing more grace, gratitude, advocacy and decency. He said he is very proud to be a part of this team and that their priorities are in the right place.

Manager Ellis commended the faith based events and clubs that proactively cancelled events over the weekend. He encouraged those with events of 50 persons or more to cancel events to stop the spread of the virus.

**Commissioner Holmes moved, seconded by Commissioner Evans, that the Board of Commissioners:**

- 1. Appropriate \$2 million of fund balance for the costs associated with Wake County's COVID-19 response;**
- 2. Support the use of these funds, among other intended uses, for the care and nutrition of students and vulnerable populations, in coordination with the state, WCPSS, municipalities, and community partners, to ensure the goals of the County's Comprehensive Food Plan are met during this state of emergency;**

3. Support the County Manager's authority to amend the Department of Housing Affordability and Community Revitalization budget as needed to provide additional resources toward homelessness and eviction prevention services and to ensure safe housing for Wake County residents who may be impacted by the COVID-19 outbreak; and

4. Support efforts by the County Manager to ensure all employees, whether responding to the COVID-19 outbreak or continuing to perform necessary County functions, have the ability needed to attend to the safety and welfare of their children and other family members through modifications to work schedules and leave management.

5. Support continued efforts by the County Manager to provide expertise and feedback to WCPSS and Wake Technical Institute as it relates to social distancing. The motion passed unanimously.

#### **Consent Agenda**

Commissioner West asked for the Jail Medical Plan to be discussed by the board. (Staff shared information about the Jail Medical Plan in item #13)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, to approve the consent agenda as amended. The motion passed unanimously.**

5. [Land Acquisition of a Parcel of Land Containing 4.2319 Acres in Central Wake County \(2205 Walnut Street\) \(Second Reading\)](#)

**Attachments:**    [Agenda Item - 2205 Walnut Street - Second Reading.docx](#)  
[WCPSS Presentation\\_Land Acquisition STEM HighSchool.pdf](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners approve funding of the purchase price together with closing costs in an amount not to exceed \$5,047,981 pursuant to N.C.G.S 115C-426. The motion passed unanimously**

6. [Approve a Lease Agreement at Somerset Park, Raleigh, NC for the Relocation and Consolidation of Human Services and Related Administrative and Operational Offices](#)

**Attachments:**    [Somerset Lease Item Summary.docx](#)  
                          [Vicinity Map.pdf](#)  
                          [Draft of Proposed Lease 200303.pdf](#)  
                          [Lease Analysis.pdf](#)  
                          [Upfit Floor Plans.pdf](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners authorize the Chairman to execute a 15-year lease with MF Somerset Park LLC, for a 52,741 SF office building located at 4401 Bland Road in Raleigh, NC, along with any other necessary documentation, on behalf of Wake County, subject to the terms and conditions acceptable to the County Attorney. The motion passed unanimously.**

**7.    [Accept and Appropriate \\$34,191.01 of Emergency Solutions Grant Funds from the City of Raleigh for the South Wilmington Street Center](#)**

**Attachments:**    [Item Summary](#)  
                          [City of Raleigh Award Letter.pdf](#)  
                          [Budget Memo](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners accept and appropriate \$34,191.01 in grant funding from the City of Raleigh for the purpose of providing emergency homeless shelter operations at the South Wilmington Street Center. The motion passed unanimously.**

**8.    [Appropriate Edward Byrne Memorial Justice Assistance Grant \(JAG\) Funds for the Wake County Sheriff's Office \(WCSO\)](#)**

**Attachments:**    [WCSO - BOC JAG SUMMARY ITEM - March Mtg.docx](#)  
                          [JAG\\_MOU.pdf](#)  
                          [Budget Memo - FY20 Grants and Donations Fund.xlsx](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners authorize the County Manager to accept and appropriate \$55,336 in the Grants and Donations Fund for the Edward Byrne Memorial Justice Assistance Grant (JAG). The motion passed unanimously.**

**9.    [Designation of Map and Plat Review Officers for the Town of Knightdale](#)**

**Attachments:**    [Item Summary.docx](#)  
                          [Resolution from Town of Knightdale.PDF](#)  
                          [Board of Commissioners Resolution.docx](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners adopt a Resolution designating staff from the Town of Knightdale as Map and Plat Review Officers. The motion passed unanimously.**

**10.    [Tax Committee Recommendations for Value Adjustments, Penalty Waivers, Tax Relief Applications, Refund Requests and Various Reports](#)**

**Attachments:**    [Tax Collections Item Summary.docx](#)  
                          [Tax Committee Agenda Process.docx](#)  
                          [Executive Summary 1.doc](#)  
                          [Executive Summary 2.doc](#)  
                          [March 2020 Refunds under \\$500.pdf](#)  
                          [March 2020 Refunds over \\$500.00.pdf](#)  
                          [Daily Updates For Exemptions.pdf](#)  
                          [Daily Updates For Penalties.pdf](#)  
                          [Daily Updates For Tax Relief.pdf](#)  
                          [Daily Updates For Special Situations.pdf](#)  
                          [Municipal Collection Report](#)  
                          [Wake County Collection Report](#)  
                          [Monthly In-Rem Foreclosure Report](#)  
                          [PFB Summary Report.pdf](#)  
                          [Register of Deeds Excise Tax Report.pdf](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners approve the attached recommendations by the Tax Committee. The motion passed unanimously.**

**11.    [Proclamation Recognizing Girl Scout Week](#)**

**Attachments:**    [Girl Scout Week Item Summary 2020.docx](#)  
                          [GIRLSCOUT WEEK 2020-PROCLAMATION.docx](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners proclaim March 8-14, 2020 as Girl Scout Week. The motion passed unanimously.**

**12.    [Proclamation Recognizing April 2020 as the Kiwanis Club of Raleigh Centennial Anniversary Month](#)**



**Attachments:**    [Kiwanis Club Item Summary 3.16.20.docx](#)  
[Proclamation for Kiwanis Club of Raleigh Centennial Anniversary 2020.docx](#)

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners recognize the 100th Anniversary of the Kiwanis Club of Raleigh. The motion passed unanimously.**

## **Public Comments**

Ms. Melody Ray said she has concerns about the Eastern Wake Fire Department and Knightdale Fire Department potential merger. She referred to a study that was performed. She said that she attended a public meeting about the funding allocation if the merger is completed. She said there is a petition of those citizens opposed to the merger. She asked that someone take a look at the merger and the impact to the residents. She provided a copy of a petition signed by citizens to the County Clerk.

Manager Ellis said the merger was initiated by the Town of Knightdale. He said the town will continue to keep the station open and the volunteers will become employees of the Town of Knightdale.

Commissioner Calabria asked if Ms. Ray could leave her phone number with the County Manager or himself.

## **Regular Agenda**

### **13.    [Amendment to the Wake County Jail Medical Plan](#)**

**Attachments:**    [Agenda Item Jail Medical Plan egl comments 02.17.2020.docx](#)  
[GS\\_153A-224.pdf](#)  
[GS\\_153A-225.pdf](#)  
[GS\\_153A-225.2.pdf](#)  
[AMENDMENT TO THE WAKE COUNTY JAIL MEDICAL PLAN.docx](#)

Ms. Emily Lucas, Chief Financial Officer, said there is no change to the care of residents in the jail. She said the item is to use the Medicaid rates for the services and then negotiate rates with the state.

Commissioner West asked if a person loses their Medical benefits when they are incarcerated.

Attorney Scott Warren said the item protects the county from higher rates, but does not change care.

Commissioner West asked for more information regarding the

implications. Ms. Lucas said she would provide information directly to Commissioner West.

**Vice-Chair Adamson moved, seconded by Commissioner Hutchinson, that the Board of Commissioners amend the Wake County Jail Medical Plan to provide a plan for reimbursement to Medicaid for inpatient medical expenses incurred by a resident in the custody of the jail. The motion passed unanimously.**

**14. [Land Acquisition of a Parcel of Land Containing a Total of 19.59 Acres Located off S. Main Street in Southern Wake County \(Fuquay-Varina Area\) \(First Reading\)](#)**

**Attachments:**    [2020-3-2 BOC Agenda Item - ToFV - First Reading 3-16-2020.docx](#)  
[WCPSS Presentation\\_Land Acquisition Fuquay.pdf](#)  
[2020-2-22 Precis and Offer to Purchase E49-M15 Adjacent Town of FV Parcel 11-19-19.pdf](#)  
[2019-09-26 Report Appraisal TFV parcel Seagle Associates.pdf](#)  
[2020-1-20 E49-M15 Recombination Survey draft.pdf](#)

Ms. Betty Parker, Senior Director, Real Estate Services, Wake County Public School System, shared information about the property and adjacent property which included information on the site and adjacent parcel:

**Site Information:**

- 60.99 acre site
- Fuquay-Varina ETJ/Planning Jurisdiction
- Current Zoning: Rural Agricultural
- Rezoning to O&I planned for school use
- Intended Use: Two School Site
  - Elementary School
  - Middle School
- Site acquired March, 2018
- Residential development underway on northern and southern adjacent tracts

Subject Property: Adjacent Parcel to Land Bank School Site

- 19.59 Additional Acres
- Provides contiguous developable acreage
- Supports site design flexibility
- Better student access to program areas
- Increase capacity of middle school on-site stacking queues
- Potential surplus school/park opportunity
- Unifies land use of adjacent parcels

She shared maps of the comparison and improvements.

She shared contract terms and information.

- **Purpose:** E-49/M-15 land bank site addition to support future development
- **Seller:** Town of Fuquay-Varina. Land was acquired by the Town in 1961.
- **Land To Be Purchased:** 19.59 acres located on the eastern side of S. Main Street at 1291 Bowling Road.
- **Zoning:** Heavy Industrial within Town of Fuquay-Varina Planning Jurisdiction (ETJ). Annexation is anticipated.
- **Negotiated Purchase Price:** \$771,921, based upon MAI appraisal valuation.
- **Funding Source:** Site acquisition costs are funded from the Land Acquisition line item of the ongoing CIP.
- **Operational Cost Impacts:** Minor maintenance costs are anticipated with acquisition of the existing structures until such time as demolition occurs to support future site use.
- **Assemblage Result:** Increases E-49/M-15 land bank site size to 81.677 acres

She shared a chart of the land acquisition comparison.

Commissioner Holmes said Wake County's housing team has been working with Wake County Public Schools on properties identified for affordable housing.

No action required by the board (first reading)

15. [Memorandum of Understanding In Support of Continued Development of the Greater Triangle Commuter Rail Project](#)

**Attachments:** [Agendaitem.docx](#)  
[MOU Presentation\\_Greater Triangle2.pdf](#)  
[MOU+EXHIBIT+SIGNATURES.pdf](#)

Ms. Nicole Kreiser, Assistant County Manager, shared the purpose of today's presentation.

- Receive Update on Commuter Rail
  - The BOC will be asked to provide feedback for next steps, including whether to consider approval of a Memorandum of Understanding (MOU)

She shared the four big moves which are: connect the region, connect all

Wake County communities, provide frequent reliable urban mobility and enhance access to transit.

She shared information about the commuter rail background.

The Commuter Rail Transit project, as originally included in the Wake and Durham county transit plans, would run 37 miles from Garner to downtown Raleigh, N.C. State, Cary, Morrisville and the Research Triangle Park continuing to downtown Durham.

The current plan calls for: Evaluating up to eight trips in each direction during peak hours with up to two trips each way during midday and evening hours, for a total of twenty weekday round trips.

She shared information about the existing rail corridor.

This map represents the regional connections in the current three county transit plans.

NOTE: Transit plan updates are under way in all three counties. In Durham and Orange the discontinued light rail project was a significant component of the plan and work is underway through the transit plan update to identify and prioritize new projects, including expanded bus service and bus stop improvements as well as other potential larger capital projects such as transit priority treatments (bus lanes, signal priority, off board fare collection, etc.), new and improved transit centers, new maintenance facilities and so on.

- Bus connections between cities/towns. From Durham there are regional bus connections to/from Duke, Hillsborough, Mebane, Chapel Hill, RTP, RDU, and Raleigh
- This map shows the proposed five bus rapid transit corridors included in the County Transit Plans (more may be added following the updates to the transit plans)
- Commuter Rail from Durham to Garner

### ***Freight Rail - Heavy Rail***

- Freight operation constitutes the movement of goods and cargo in freight rolling stock (e.g., boxcars, flatcars), which are typically hauled by diesel-powered locomotives.
- The North Carolina Railroad Company (NCRR) owns the 317 -mile corridor and Class I freight rail provider Norfolk Southern operates and maintains the railroad through a long-term lease with NCRR

***Intercity Rail - Heavy Rail, Shared Track***

- Intercity transit mode services covering longer distances than commuter or regional trains
- The main provider of intercity passenger rail service in the U.S. is Amtrak
- Four intercity passenger service routes run on the North Carolina Railroad including the Carolinian and the Piedmont which are sponsored by NCDOT

The North Carolina Railroad is built for the service it currently offers, added capacity, including commuter rail, would require additional infrastructure, including added tracks

She shared prior updates to the Board of Commissioners.

- October 2017:
  - BOC approved cost share agreement for CRT portion of Major Investment Study
- January 2019:
  - BOC approved amended cost share agreement to do additional study for CRT
- August 2019:
  - Growth and Sustainability Committee Reviewed Results of Major Investment Study for CRT
  - Discussed Current Study to Better Prepare the Project for Entry into Project Development
- February 2020
  - Board of Commissioners Work Session Reviewed Results of Greater Triangle Commuter Rail Study

CRT would be faster than the bus, and competitive with auto commuting

- Four station zones stand out for transit support (Downtown Durham, East Durham, NC State, Union Station).
- But Many station areas need significant connectivity improvements
- Fewer stops and faster running times does not lead to higher ridership
- Low-frequency peak-only service has higher riders per hour, mostly due to significantly limiting departure time choices

She shared the Greater Triangle Area Commuter Rail Study Purpose, done by Katharine Eggleston, Go Triangle Chief Development Officer.

- Give elected officials the data needed to decide whether to take the project to the next phase of development
- Examine scenarios adding Johnston County/Selma and Orange County/Mebane
- Refresh and update ridership estimates, infrastructure assumptions, and cost estimates that were included in prior high-level planning studies
  - Understand if updated estimates and assumptions would potentially qualify for FTA funding
- Identify additional activities necessary before initiating project design and implementation

She shared the finding: additional track needed.

All scenarios necessitate another track, impacts capital estimates

- Existing/Planned Traffic
  - 27 freight and intercity passenger trains per day
- Scenario 1: Three round trips in the peak periods
  - +14 commuter trains per day (7 round trips)
- Scenario 2: Five round trips in the peak periods
  - +24 commuter trains per day (12 round trips)
- Scenario 3: Eight round trips in the peak periods
  - +40 commuter trains per day (20 round trips)

She shared a chart of the ridership and cost.

- Ridership Modeled with FTA Methodology Consistent with Prior Results
- Cost Ranges on High End Significantly Exceed Prior Estimates

She shared a chart of the busiest stations in Raleigh and Durham.

She shared a chart of the finding and that the CRT may potentially qualify for federal funds.

- Two Scenarios Potentially Score Well Enough to Qualify for Federal Funds
- Lower Service and Higher Cost Scenarios Do Not Score Well

She shared the information about the more work needed before entry in the federal pipeline.

- **This Study has shown that there is more work to do before we are ready to apply to enter FTA Project Development**
  - Proactive and comprehensive community engagement to share information and get feedback from the public needed to update transit plans in all three counties.
  - Evaluation of what railroad infrastructure improvements and construction would be needed.
  - Further evaluation of potential risks to the project and their potential solutions.

She shared the next steps that are outlined in Memorandum Of Understanding activities.

Build consensus on project responsibilities, cost share and other characteristics of a feasible commuter rail system through coordination among:

- GoTriangle
- Counties
- Railroads
- Municipalities
- Metropolitan planning organizations
- North Carolina Department of Transportation
- Institutions
- Community

She shared the next phase of the study and the key focus areas.

- **Local Engagement:** Build a foundation for sustained regional cooperation
- **Further Refine Project Concept:** Define infrastructure and frequency of trains
- **Metrics:** Provide monetary costs, non-monetary costs, and benefits
- **Railroad Buy-in:** Rail network modeling, determine necessary requirements
- **Capacity Building:** Develop management plan and procure consultant support
- **FTA Funding Eligibility:** Ridership modeling and economic development potential

- **Cost Share:** Obtain commitment of 100% of non-FTA funds and how county transit funds are allocated

She shared information about the Memorandum of Understanding (MOU).

Memorandum of Understanding for next phase (early project development activities):

- NCCR, NCDOT, GoTriangle, Counties, Metropolitan Planning Organizations (MPO)
- 

Public board meetings with County boards and MPOs for local decision-making on next steps and funding for additional preliminary effort:

- Wake: \$6,000,000
- Durham: \$2,700,000
- Johnston: \$250,000
- NCCR: \$250,000 (share RTC modeling)

Chairman Ford asked where are the partners with the passage of the MOU specific to NCDOT and NC Railroad.

Ms. Kreiser said that both agencies are expected to take action this month.

Chairman Ford asked about Johnston County. Ms. Kreiser said Johnston County doesn't have an adopted transit plan so they still have to decide whether they want to take the steps. The current plan can end either in Garner or Clayton so for now it is a potential partner.

Chairman Ford asked Ms. Kreiser to speak toward equal cost sharing. Ms. Kreiser said that the Non-Federal Cost Share Program will be key this year, Durham County is evaluating where their transit priorities are and at that point staff be able to see if it matches up with what Wake County identifies as the priority.

Commissioner Hutchinson said that the 37 miles of commuter rail was approved in the 10 year plan. He said there are regional partners to move this forward. He said that Durham County and Durham City has approved the plan. Capital Area Metropolitan Planning Organization and GO Triangle will receive this next. He announced the new CEO of Go Triangle, Mr. Charles Lattuca, and his accomplishments. He said Johnston County is excited about the connection to light rail but funding is an issue for the addition. He said cost sharing will continue to be discussed. (2/3 in Wake County, 1/3 in Durham County.)



Commissioner West said he was involved in the GO Triangle Citizens Advisory Group and the engagement throughout the region. He said he has been involved in the New Bern Avenue corridor. He asked for integration and alignment of light rail. He said the citizen engagement piece is the key to the kingdom.

Commissioner Calabria said that he was glad to see that Durham County and Durham City have engaged in the process. He asked about what sanitation measures are being taken for the GoTriangle buses in light of the COVID-19.

Ms. Kreiser said that sanitation on the buses is occurring, and she would bring this information back to the board.

Chairman Ford asked about contingency plans.

Ms. Kreiser said that plans can change quickly. She said monitoring revenue and financial projects is helpful.

Commissioner West referred to past comments by Senator Burr at a national conference. Commissioner Hutchinson said that back in 2008 in the legislature the Senate and House approved light rail and he sees no issue moving forward.

**Commissioner Hutchinson moved, seconded by Commissioner Evans, that the Board of Commissioners approve the attached Memorandum of Understanding with GoTriangle, CAMPO, Durham County, DCHC, NCDOT, North Carolina Railroad Company, and potentially Johnston County in Support of Continued Development of the Greater Triangle Commuter Rail Project. The motion passed unanimously.**

**16. [Approval of 2020 Board Goals, Objectives and Initiatives](#)**

**Attachments:**    [00 - DRAFT - Approval of 2020 Board Goals, Objectives and Initiatives.docx](#)  
                              [01 - Board Goals Presentation 2020.03.16.pdf](#)  
                              [02 - Board Goals, Objectives, and Initiatives for 2020.pdf](#)  
                              [03 - Priority Initiatives for 2020.pdf](#)

Mr. Jason Horton, Strategic Performance Director, shared the goals process recap for those who did not participate earlier.

- February 7th Goalsetting Retreat
  - Purpose was to review and update goals, objectives and initiatives for calendar year 2020.
  - March 9th Work Session

- Reviewed revisions and staff refinements
- Staff requested for additional feedback

He highlighted some changes that were made after the retreat and based on feedback from individual commissioners,

Commissioner West requested the following tied to education and social economic vitality:

- Added the following note to E1.5 and SEV2.1:
  - Workplan will connect WakeWorks (initiative E1.5) and vulnerable communities (initiative SEV 2.1) in an effort to avoid potential disparities during implementation of the apprenticeship program.

Commissioner Hutchinson requested the following with regard to sustainability:

- Added the following note to GS2
  - and addressing the issues associated with climate change.
- Other edits GS3.1
  - Expanded the notes associated with GS3.1 (Water Partnership) to clarify direction to staff when developing workplans.

Mr. Horton stated there were other revisions regarding water including, stormwater to issues protecting our reservoirs and he will report back on those.

Commissioner Holmes requested the following with regard to public safety:

- Include “education” in objective PS3 and “drug related in” PS3.1

Mr. Horton discussed the 2020 Priorities identifying fifteen that staff will use.

- Staff will then develop and implement work plans.
- Update the Wake County Transparency Portal and continue to track and post metrics throughout the year.

Commissioner West commended Mr. Horton on his vision and flexibility.

Vice-chair Adamson asked Mr. Horton to take a look at the goals in the light of COVID-19 to see if revisions are needed.

**Commissioner Hutchinson moved, seconded by Commissioner Evans, that the Board of Commissioners approve the 2020 Wake County Board Goals, Objectives and Initiatives. The motion passed unanimously.**

## **Appointments**

### **17. [Alliance Health](#)**

**Attachments:**    [Alliance Health Item Summary .docx](#)  
                          [Alliance Health Member List.doc](#)  
                          [Alliance Health Board 2019 Attendance.pdf](#)

Vice-Chair Adamson nominated Ms. Angela Diaz and Mr. James Edgerton.

### **18. [Citizens Energy Advisory Commission](#)**

**Attachments:**    [Citizens Energy Item Summary.docx](#)  
                          [Citizens Energy Member List 2020.pdf](#)  
                          [Citizens Energy Applicant Roster 2020.csv](#)  
                          [Citizens Energy Applicants 2020.pdf](#)  
                          [Citizens Energy Board Choices 2020.csv](#)  
                          [Copy of CY2019-2020 Rolling 12 months Energy Commission Attendance Clerk Template February 2019 - January 2020.xlsx](#)

Vice-Chair Adamson nominated Mr. Robert Leker and Mr. Jon Miller.

### **19. [Fire Commission](#)**

**Attachments:**    [Item Summary Fire Commission.doc](#)  
                          [Fire Commission Member List.doc](#)  
                          [Fire Commission Applicant Roster .xlsx](#)  
                          [Fire Commission Applicants.pdf](#)  
                          [Fire Commission Board Choices .xlsx](#)  
                          [Fire Commission Attendance 2-3-20.xls](#)

Vice-Chair Adamson nominated Mr. Alton Brian Staples (Primary).

### **20. [GoTriangle Citizens Transit Advisory Committee](#)**

**Attachments:**    [Go Triangle Citizen Advisory Committee Item Summary.doc](#)  
[GoTriangle Transit Mbr List.doc](#)  
[GoTriangle Transit Citizens Applicant Roster .xlsx](#)  
[GoTriangle Transit Citizens Applicants.pdf](#)  
[GoTriangle Transit Board Choices .xlsx](#)  
[Copy of Transit Advisory Committee Attendance Record - Wake County.xlsx](#)

The board recommended the appointment be postponed to the April Board of Commissioners meeting.

**21.    [Holly Springs Board of Adjustment](#)**

**Attachments:**    [Holly Springs BOA 2020.doc](#)  
[Letter of Recommendation Holly Springs Crigger.pdf](#)  
[Holly Springs BOA Member List.doc](#)

Vice-Chair Adamson nominated Ms. Elaine Crigger (Alternate) for appointment.

**22.    [Holly Springs Planning Board](#)**

**Attachments:**    [Holly Springs Planning Board Item Summary 2020.doc](#)  
[Letter of Recommendation Holly Springs - Stuckey PB.pdf](#)  
[Holly Springs Planning Board Member List.doc](#)

Vice-Chair Adamson nominated Mr. Mark Stuckey for appointment.

**23.    [Knightdale Land Use Review Board](#)**

**Attachments:**    [Knightdale Land Use and Review Item Summary 2020.doc](#)  
[Knightdale Land Use Letter of Recommendation-Pope.pdf](#)  
[Knightdale Land Use Member List.doc](#)

Vice-Chair Adamson nominated Mr. Bradley Pope for appointment.

**24.    [Wake County Planning Board](#)**

**Attachments:**    [Wake County Planning Board Item Summary.doc](#)  
[Planning Board Member List.doc](#)  
[Planning Board Applicant Roster.xlsx](#)  
[Planning Board Applicants.pdf](#)  
[PB Board Choices .xlsx](#)  
[Planning Board Attendance.xlsx](#)

Vice-Chair Adamson appointed Mr. Tony Yao for appointment.

**Vice-Chair Adamson moved, seconded by Commissioner Hutchinson,**

to approve the appointments. The motion passed unanimously.

25. [Upcoming Vacancies for April](#)

Attachments: [April Vacancies 2020.docx](#)

## Manager's Report

26. [Downtown South Stadium Study Report](#)

Attachments: [Downtown South Stadium Study Report Item Summary.docx](#)  
[JLL Commission Council Briefing revised0313\\_forWCC.pdf](#)  
[JLL Stadium Feasibility Final Report 031220 3c.pdf](#)

Manager Ellis provided opening comments about the agreement between Wake County and the City of Raleigh to receive a feasibility study for the Downtown South Sports & Entertainment Venue. He pointed out that the City of Raleigh acted as the lead agency and hired JLL. He described the scope of the study and what was included.

Mr. Dan Fenton, Project Lead for JLL, shared that the scope of the stadium.

- Staff will then develop and implement work plans.
- Update the Wake County Transparency Portal and continue to track and post metrics throughout the year.

He shared the study scope and methodology related to understanding the market, test potential uses, and project impact.

### Study Scope and Methodology

Collect data to understand the **potential impact** of the proposed **sports and entertainment venue** at Downtown South from a placemaking and **visitor-facing perspective**.

- 10,000 seat stadium
- 12,000 seat concert capacity
- Primary use is NWSL and USL Soccer
- Located in Downtown South

He thanked Mr. John Kane who was not present at the meeting but was involved in the process, Steve Malik, Denny Edwards from the Greater Raleigh Convention Center and Visitors Bureau, Cindy Tomlin from the NC Hospitality Alliance, who were present. He thanked Assistant City Manager Jim Greene, City Manager Ruffin Hall, and Ms. Denise Foreman, Assistant County Manager, for their work. He shared the research, trends, and stakeholder input.

#### Research + Trends + Stakeholder Input

Met with 25+ groups of local stakeholders and potential users to gauge potential use, understand the impact of the new stadium on Wake County, and set a context for collected data and other trend research

- Destination Desirability - Destination Strategic Plan
- Wake County Market
  - Growing indicators
  - Positive feedback from users
- Entertainment Industry Research
- NWSL, USL and Soccer Trends
  - Sport continues to gain popularity
  - Wake County branded for soccer events and teams

He shared the venue inventory and the comparable venues/case studies.

- Comparable Venues
  - Within 90-mile radius
    - Feedback supported additive projections
    - Regional market trends are positive
  - Other NWSL and USL Markets
    - Comparable markets suggest opportunity for growth
    - Trends are generally positive

#### Comparable Venues/Case Studies

- Growing market for soccer nationally = more professional level soccer-specific stadiums built
- Activated sports + entertainment venues = placemaking anchor
  - Spurred increases in property tax values and other development
  - Current development plans will be enhanced with projected activity
- Single-use stadium impact is less
  - Important to plan for multiuse, concerts, festivals, and other sporting events

He shared the optimized programming and other uses.

- **Other Field Sports**
  - Championship collegiate games
  - Specialty sporting events (e.g., lacrosse, field hockey, and rugby)

- Field flexibility is important
- **Concert Venue**
  - Sized strategically (10,000 - 12,000)
  - Designed for entertainment
  - Complementary to Red Hat Amphitheater, Coastal Credit Union Amphitheater at Walnut Creek, and Koka Booth Amphitheater
- **Urban Festival Venue**
  - Destination Strategic Plan recommends use of signature, large-scale events to drive overnight visitors to the area
  - Proposed venue would provide opportunity to move some events out of downtown
  - Larger space would allow for growing current events and developing new signature events
  - Potential festival use should be a design consideration

Mr. Fenton discussed the Community Impact and shared a slide with highlights on that subject.

- Wide variety of programming will support increased housing and commercial values
- Intentional community engagement is imperative
- New amenities for residents
- Expected increase in activity and traffic to area
- Additional direct and indirect spending will occur

Commissioner West asked about community impact and engagement as it relates to Shaw University.

Mr. Fenton said that he has met with the President of Shaw University and discussed in detail the pieces and potential ways that Shaw can interface with the stadium.

Commissioner West asked if the Urban Land Institute has been discussed. Mr. Fenton said this has been discussed with the president and Mr. Kane.

Commissioner Holmes asked about the "positive impact of property taxes" and the meaning behind this with mixed use properties considering the current makeup of the community. Mr. Fenton said conversations were held and the broader vision includes the conversation around property tax and all ranges for housing.

Commissioner West asked if the Southern Gateway Study was included. Mr. Fenton said it was included.

Commissioner Hutchinson said affordable and workforce housing corridor is a part of the entire plan.

Manager Ellis said the stadium discussion was the target of the study. Affordable Housing would come later.

Mr. Fenton said all the uses were considered and comparable data was used. He shared a chart of direct spending by day and overnight visitors which reflected the different type of venue and potential results

- Strong impact of local and day visitors
- New visitors activity and incremental increase in existing activity

Vice-Chair Adamson asked about the total hospitality tax collected. She asked about the enhanced benefits of the stadium and the total number of visitors. Mr. Fenton said that number of overnight visitors even out.

Mr. Fenton shared a chart of information about the construction costs.

#### Range Considerations

- **Lower Cost:** Similar amenity package and quality to WakeMed Soccer Park
- **Mid-Cost:** Higher-level amenity package, basic adaptability for other uses
- **Higher Cost:** Higher-level amenity package and designed with adaptability for entertainment and large gathering uses, high-quality attendee experience, expandable to MLS specific play

He shared the high level proforma information for the stadium.

Based on 10,000 - 12,000 seat stadium with mixed uses

- Revenue based on programming
- Operating expenses based on industry averages
- Range of contribution
  - Does not include capital costs and/or debt service. Depending on the organizational scenario/model chosen, other costs need to be considered, including capital costs and/or debt service.

He shared the scenarios, developer led information, and partnership information.

#### Organizational Scenarios/Models



Examples of ownership models and management agreements:

Developer-led, Partnership, Public

Key considerations

- Operational risk
- Development costs
- Programming vision
- Capital improvements
- Ownership structure

Developer-led

- Developer takes majority risk; private operating partner
- Public agency contributes land, financing support, etc.
- Team is anchor tenant
- Long-term lease; facility reverts back to public agency upon lease termination

Example: University of Texas (Austin)

Partnership

- Public agency takes on large share of project
- Team/developer provides level of up-front investment (e.g., construction, adjacent non-sports development)
- Team is primary tenant and operator/leaseholder; assumes operating risk

Example: Braves Battery Park (Atlanta/Cobb County)

Public

- Public agency builds or finances asset and leases to team
- Private management company contracted to operate venue
- Public agency responsible for “bottom line” and capital expenditures
- Team uses venue

Example: Toyota Field (San Antonio)

Commissioner West asked about the hospitality tax information. Mr. Fenton said the range of opportunity is being highlighted with the materials today.

Mr. Fenton shared the summary of key findings.

Market Demand

- Potential for increased attendance with higher-level experience
- Sports + entertainment trends provide positive foundation

Optimized Programming

- Mix of uses differentiates venue; encourages higher levels of new visitation
- Flexibility in design is important in planning for mix of uses

#### Impact

- Stadium can provide important vibrancy for Downtown South and Wake County overall
- Growth in new visitation and incremental increase in existing team attendance

#### Organizational Considerations

- Test desired organizational scenario/model in private market
- Encourage public and private investors to explore range of financing options

Commissioner Holmes asked about the opportunities zones tax credit. Mr. Fenton said that testing will be necessary. Commissioner Holmes said a stadium should be built well and should compete with events across the country. She suggested that there be options for walkability and living arrangements near the stadium for workers.

Commissioner Hutchinson thanked Mr. Fenton for the presentation and said the timing is right. He said the partnership with the City of Raleigh is key including competition with Austin, Nashville, and Denver. He said the opportunity is unsurpassed. He suggested value capture strategies for all the citizens of Raleigh.

Commissioner Calabria asked if the County Manager has recommendations on moving forward with the exploration process.

County Manager Ellis said that the outlay and size of the stadium will help with discussion with the City of Raleigh.

Mr. Fenton said the construction cost has built in capability for additional seats.

Commissioner West said he is pleased that the stakeholders information includes affordable housing, gentrification, and market rate management. He said a disparity study will assist with goals and direction of the board with regard to minority participation. He said community benefits agreements are being discussed in the southeast Raleigh community. He also reminded them that maintaining the culture and personality of Raleigh is important to consider before it gets lost for the sake of development.

Vice-Chair Adamson asked if the item is brought before the board she would like comparisons of the PNC Arena and numbers for other stadiums. She said she serves as the liaison to the Greater Raleigh Convention and Visitors Bureau and their projections to the hospitality tax may be

subjective. She said considerations should be made given the closing of the the arena and convention center and the impacts to the tourism industry.

Mr. Denny Edwards, President and CEO, Greater Raleigh Convention Center, came forward and said that budgets are being impacted due to the tourism industry as a result of the COVID-19. He said there will be more trends of closing of businesses and restaurants. He said the public is reluctant to travel.

Vice-Chair Adamson commended Mr. Edwards for his work toward strategic decisions in preserving capital.

Mr. Edwards said the good news is there have been postponements to the latter part of the year instead of cancellations. He said that the convention center is in support of the JLL Study and the numbers support the economic impact.

Chairman Ford said he has received calls about upcoming graduations in light of COVID-19. He suggested an update be given to the board once the project has been defined further. He also thanked Mr. Fenton for the presentation and said there is a great deal of interest in this project.

Commissioner Hutchinson asked that the County Manager connect with the City of Raleigh manager about scenarios for financing.

Commissioner West echoed those comments and said that citizens would like to be engaged in the process.

County Manager Ellis said that both boards will need to decide to move forward or not.

Commissioner Calabria said one key word is "scenarios" and the variables are key and there will need to be some more definition/framework to what it will be. He said providing a green light with direction is the outcome.

County Manager Ellis said the ownership must be defined.

Commissioner Holmes said if job creation is being considered moving forward, then more information will be needed on wages and salaries.

A short recess was taken. The meeting reconvened.

## **Regular Agenda (Continued)**

27. [Public Hearing and Approval of Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \\$4,850,000 in Multifamily Housing Revenue Bonds \(Crestfield Apartments\), Series 2020](#)

**Attachments:** [Wake County Housing Authority TEFRA Hearing & Resolution - Item Summary 20200316.docx](#)  
[WCHA - Crestfield Apts - Presentation for County Commissioners.pdf](#)  
[Attachment 1 - TEFRA Approval Requirement.pdf](#)  
[Attachment 2 - Development Description .pdf](#)  
[Attachment 3 - Notice of Public Hearing.pdf](#)  
[Attachment 4 - Authorizing Resolution Town of Wendell dtd 20200127.pdf](#)  
[Attachment 5 - Prelim Approving Resolution WC Housing Authority dtd 20181114.pdf](#)  
[Attachment 6 - Draft BOC Authorizing Resolution; Certificate of Public Hearing.pdf](#)

Ms. Kristen Kirby, McGuire Woods, LLP shared information about the Crestwood Apartments

She shared a photograph of the Crestwood Apartments and provided some background information.

- Existing low-income housing development for seniors built in 1980s
- Located at 719 Marshburn Road in Wendell
- Consists of 40 one-bedroom units in 10 residential buildings plus a community building
  - 17 units @ 30% AMI
  - 23 units @ 60% AMI
- Located within 1 mile of downtown Wendell, Food Lion grocery store, IGA grocery store and Wendell Park
- This will be the first major renovation to the property

Ms. Kirby shared information about the renovation plans.

- Approximately \$69,000 per unit
- In-place rehab - no tenants will have to be moved
- Unit Improvements
  - Kitchen and bath renovations with new appliances
  - Replace all windows and doors
  - Replace HVAC systems
- Site and Exterior Improvements
  - Replace all roofs
  - Improvements to parking areas, sidewalks and landscaping
- Common Area Improvements
  - Renovated and expand community building

- Add gazebo or picnic shelter

Ms. Kirby shared information about Volunteers of America (VOA).

- VOA is a faith-based nonprofit organization founded in 1896 that provides affordable housing and assistance services primarily to low-income people throughout the United States. Headquartered in Alexandria, Virginia, the organization includes 32 affiliates and serves approximately 1.5 million people each year in 46 states, DC and Puerto Rico.
- Since inception, VOA has grown into one of the largest and most effective nonprofit housing organizations in the nation after beginning multifamily housing development in 1964. In its 2018 ranking, Affordable Housing Finance Magazine ranked Volunteers of America #4 among nonprofit developers of affordable housing and #29 among the top 50 largest developers (for-profit and non-profit combined) of affordable housing.
- The VOA network of affordable housing facilities now includes almost 500 properties in 40 states and Puerto Rico and consists of nearly 20,000 affordable housing units including large urban complexes, small rural developments, elderly housing, multifamily housing, and housing for those with disabilities.
- VOA is one of the largest nonprofit providers of affordable senior housing and is a leading nonprofit provider of skilled nursing care and assisted living for seniors.

Ms. Kirby read information about the Plan of Finance.

- Tax-Exempt Bonds issued by the Wake County Housing Authority
  - Not to exceed \$4,850,000
  - Have received volume cap from the North Carolina Housing Finance Agency
  - Publicly offered, cash collateralized bonds
  - Bank of America is construction lender and Freddie Mac is permanent lender
- Equity from 4% Low Income Housing Tax Credits
- Subordinate financing - seller loan and VOA funding

Ms. Kirby shared information about the requirement for the public hearing and approval.

- Governing Body Approval
  - Under Section 147(f) of the Internal Revenue Code of 1986, a public hearing must be held with respect to the financed

project and the bonds.

- After the public hearing, the elected governmental unit with jurisdiction over the issuer and the site of the project must approve in principle the issuance of the bonds.
- Wake County Housing Authority was created by a resolution of the Board of Commissioners of Wake County and the Board of Commissioners appoints the members of the Authority's Board
- The project to be financed is located entirely within Wake County
- The Board of Commissioners of Wake County is the governing body that qualifies to give the approval

Ms. Kirby shared information about the "no financial liability" for Wake County.

- Not a Debt of the County
  - The Bonds will not be a debt of the County, or a pledge of the faith and credit of the County. They will be limited obligations of the Housing Authority payable solely from the loan repayments to be made by the Borrower to the Authority
- No Responsibility for Payment
  - Because no taxes or other revenues of the County are pledged to pay the Bonds, the staff of the County has made no financial analysis of the Bonds, the Borrower or the improvements.

Ms. Kirby shared the next steps.

- Conduct the public hearing
- Approve the resolution set forth in the agenda package

Commissioner West said he was meeting regularly with the Wake County Housing Authority and said the county is in good hands.

Chairman Ford opened the public hearing.

No one came forward.

Chairman Ford closed the public hearing.

Commissioner Holmes commended staff for ensuring seniors were taken

care of.

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

- 1. Conduct a public hearing; and**
- 2. Adopt a resolution approving the issuance by the Housing Authority of the County of Wake (the "Authority") of not to exceed \$4,850,000 in Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended (the "Code"). The motion passed unanimously.**

#### **Other Business**

Vice-Chair Adamson said the Census is underway and citizens are receiving their forms in the mail. She indicated that the online form is easy and quick and can be completed in advance. She said there are scams and nobody will be requesting financial data.

Chairman Ford said that the online process is simple and asked Vice-Chair Adamson about online advertising to reach citizens.

Vice-Chair Adamson said advertisement efforts are underway for the 2020 Census..

#### **28. [Informational Items for the Board of Commissioners](#)**

**Attachments:**    [Informational Items Item Summary 3-16-20.docx](#)  
[Financials -December 2019.pdf](#)  
[Financials - January 2020.pdf](#)

Vice-Chair Adamson provided an update on the 2020 Census. She said it is well underway and that citizens were receiving the notification forms in the mail. There are several ways to respond, online, there is an 800 - toll free number. She said she has heard from people who have already completed their census information that the system is working, it is easy and it is a quick process. She cautioned that there are some scams going around so to be sure to be on the official US Census site and no one should ask for or provide any financial information. Chairman Ford pointed out how many new options are offered for completing the census now compared to 2010 and given the current situation felt that being able to access the system online it is a good time to do it. He asked about how they are revamping advertising. Vice-Chair Adamson said they are adding more social media information to reach people.

29. [Debt and Capital Model Update - Board Funding Options for Fiscal Years 2022 and 2023 Schools Capital Program](#)

**Attachments:**    [Board Item Summary March 16 Debt and Capital Update.docx](#)  
                              [20200316 - Debt Update - FINAL.pdf](#)

Ms. Emily Lucas, Chief Financial Officer, shared the review components of updating the model which are: financial actuals, assumptions reviewed and adjusted as needed, and capital funding requests.

- ✓ Review: February Retreat Highlights
- ✓ Updated Capital Requests Received
- ✓ Debt and Capital Model Outputs
- ✓ Schools Funding Options
- ✓ Summary & Questions

She shared a review of the revised assumptions.

Updated for February Retreat

- Investment Earnings Rate
- Short and Long Term Debt Rates
- Property Tax Valuation

Updated for March Retreat

- Property Tax Valuation - changes in red  
The changes reflect 3.30 percent for 2020 and 24.50 percent for 2021

Ultimate Goal in Reviewing and Revising Assumptions

- Maintain realistically conservative modeling which (a) accounts for the unknown while (b.) maximizes available County resources

She shared a chart of the assumed capital requests that was discussed at the February retreat. She shared a chart of the funding options in Fiscal Year 2022 and Fiscal Year 2023. She shared a chart of the Wake County Public Schools Fiscal year 2021-2027 plan. She shared the updated model with all capital requests. She shared charts of the policy metrics for both options. She shared charts of the school funding options.

Ms. Lucas shared the General Obligation (GO) Bond referendum steps as well as Limited Obligation Bond (LOB) timeline.

- GO Bond Approach
  - November 2020 Bond Referenda
  - May 2020 first of several required Board actions for Nov



## 2020 Ballot

- 2-yr Capital Program \$598.7 million
- If voters don't authorize, Board funding commitment shifts to LOBs approach
- Est. Tax Impact in FY24 is 2.45 ¢
- \$24.50 per \$100k/Assessed Valuation
- LOBs Approach
  - No referenda necessary
  - No action required in 2020
  - 2-yr Capital Program \$598.7 million
  - Board authorizes, not voters
  - Est. Tax Impact in FY24 is 2.95 ¢
  - \$29.50 per \$100k/Assessed Valuation

April County staff, with Bond Counsel, drafts BOE Resolution; drafts BOC Findings Resolution; drafts Bond Order language; drafts Notice of Intent to be published; coordinates with Board of Elections and LGC regarding official intent to hold fall Referendum

April BOE adopts Resolution requesting BOC pursue Fall Bond

May BOC adopts prelim Findings Resolution

June County staff files application with LGC

June BOC introduces Bond Order

July BOC public hearing; adopts Bond Order; calls for Referendum

September LGC approves future issuance of GO Bonds

November Referendum question appears on ballot

December BOC declaration of results of Referendum

\*other administrative steps along the way

She shared a summary review which shows that the property tax assumptions were revised and 7-year capital funding requests were considered; schools \$598.7 million request for FY22-FY23 to be funded with either GO Bonds or LOBs; minimal estimated costs difference between options: GO 2.45 cents or LOBs 2.95 cents in FY 24. \$5 difference in tax levy per \$100 thousand valuation.

She shared the next steps.

Staff answers Board questions

Board chooses funding approach for Schools FY22-FY23

Schools Funding Options for FY22-FY23

### **General Obligation Bonds (GO Bonds)**

- *Long term debt backed by the full credit and taxing authority of issuer*
- *Authorized by voters via referenda*

- **Limited Obligation Bonds (LOBs)**
- *Long term debt backed by collateral assets of issuer*
- *Authorized by local government*

She shared an exhibit and some models for value assumptions and taxes

Exhibit - GO Bond Referendum Question

**Wake County School Bonds**

Shall the order adopted on August 6, 2018, authorizing SCHOOL BONDS of the County of Wake, North Carolina in an amount not to exceed \$548,000,000 plus interest, for the purpose of providing funds to construct, renovate, expand, improve and equip school buildings and other school facilities, including associated real estate costs, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?

Model - Per Penny Value Assumptions

FY2020	\$15.2 million
FY2021	\$18.7 million
FY2022	\$19.0 million
FY2023	\$19.4 million

Impact of No Tax Increase in FY22 on FY22-FY23

FY2022 estimated per penny	\$19.0 million
<u>FY2023 estimated per penny</u>	<u>\$19.4 million</u>
Estimated Unrealized Revenue	\$38.4 million

Maintaining Fund Balance Ratio Above Minimum

**“Fitch believes the county would maintain a reserve cushion well above the level needed for a 'aaa' financial resilience assessment in a moderate economic decline given its superior revenue and spending control.”**

*- Fitch Report on Wake County, June 2019*

Chairman Ford said the projects are based on labors and materials cost from weeks ago. He asked for explanation of proceeding with the current market.

Ms. Lucas said the funding is subject to appropriation and funding of the market giving the example of how last week the market movement created opportunities to buy bonds at very low prices, that is no long available but staff would be monitoring these things over the coming year. She said that projects are opportunities to adjust plans for tax impacts.

Chairman Ford said that the board is looking forward to building for the future.

Commissioner Evans said the seven year rolling plan was of interest to her. She asked about the process and the last minute follow up, she is not totally comfortable with just now receiving this information.

Ms. Lucas said that because of the last minute cancellation of the retreat, the materials were presented today.

Commissioner Evans said there are a lot of moving parts and it is the county's decision to make about funding facilities for the schools. She asked if the staff team had discussion about whether there was reservation over a GO Bond.

Chairman Ford said that the joint leadership has met and discussed this information. He asked Attorney Warren if staff could be given direction without being in session.

Mr. Warren said no group e-mail or texts could take place, but board members could collaborate and provide their information to Mr. Ellis.

Chairman Ford asked about a reasonable timeline to receive the information.

Ms. Lucas said feedback by March 27 would be acceptable.

Mr. Ben Candada said that this was a late addition and materials would be provided to board members by tomorrow.

Commissioner West asked if there is a contingency plan of thought for the item.

Ms. Lucas said that they had reviewed the estimates and will plan to run some "what if scenarios" to identify areas that could be amended.

Mr. Ellis commented that there would be updates on meeting dates coming up. He also commented on COVID-19 stating that according to Public Health information they have administered 65 tests and of those they have received the results for 44 with 15 positive results and 29 negative, 21 remain outstanding. He reiterated the request that people call their personal care provider before coming in to minimize unnecessary exposure risks. 350 people are self monitoring.

Vice-Chair Adamson asked about test shortages. Mr. Ellis said he did not have a number for that but felt there were likely very many people who have gone untested due to shortages.

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the Board of Commissioners approve the intended use of limited obligations bonds to fund the WCPSS capital program for fiscal years 2022 and 2023. The motion passed unanimously.**

#### **Closed Session**

Attorney Scott Warren said there was a need for a closed session and the motion is pursuant to NCGS 143-318.11 (a) (3), (4) and (1) to consult with the County Attorney concerning Sahoo vs. Wake County, USDC-EDNC 5:16-CV-)00153-BO; to discuss matters relating to the location or expansion of industries or other businesses in the area served by Wake County, including agreement on a tentative list of economic development incentives that may be offered by Wake County in negotiations; and to prevent the disclosure of information that is privileged or confidential pursuant to the law of this state or not considered a public record within the meaning of Chapter 132 of the General Statutes.

**Commissioner Hutchinson moved, seconded by Commissioner Evans, to go into closed session. The motion passed unanimously.**

The meeting went into recess, then reconvened.

**Vice-Chair Adamson moved, seconded by Commissioner Holmes, that the board approve a settlement USDC-EDNC 5:16-CV-00153-BO in the amount of \$300,000 subject to the terms and conditions approved by the County Attorney. The motion passed unanimously.**

#### **Adjourn**

**Commissioner Hutchinson moved, seconded by Commissioner Evans, 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)

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**File #:** 16-2694

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Approval of Agenda

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners	accepted	

Approval of Agenda



## Legislation Details (With Text)

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**File #:** 16-2695

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Approval of the Minutes of the Regular Meetings of February 3, 2020 and February 17, 2020, Work Session of February 10, 2020, and Retreat of February 7, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners	accepted	

Approval of the Minutes of the Regular Meetings of February 3, 2020 and February 17, 2020, Work Session of February 10, 2020, and Retreat of February 7, 2020



## Legislation Details (With Text)

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**File #:** 16-2736

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Update from County Manager on County's Response to COVID-19

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Update from County Manager on County's Response to COVID-19  
**That the Board of Commissioners receives the information as presented.**



## Legislation Details (With Text)

**File #:** 16-2737  
**Type:** Other Business  
**Status:** Agenda Ready  
**In control:** Board of Commissioners  
**On agenda:** 3/16/2020  
**Final action:**  
**Title:** Appropriation of Emergency Funds Associated with COVID-19  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Appropriation of Emergency Funds for COVID 19 Response 3.16.20.pdf](#)  
[Budget Memo - FY 2020 Non-Departmental.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Appropriation of Emergency Funds Associated with COVID-19

### That the Board of Commissioners

1. Appropriates \$2 million of fund balance for the costs associated with Wake County's COVID-19 response;
2. Supports the use of these funds, among other intended uses, for the care and nutrition of students and vulnerable populations, in coordination with the state, WCPSS, municipalities, and community partners, to ensure the goals of the County's Comprehensive Food Plan are met during this state of emergency;
3. Supports the County Manager's authority to amend the Department of Housing Affordability and Community Revitalization budget as needed to provide additional resources toward homelessness and eviction prevention services and to ensure safe housing for Wake County residents who may be impacted by the COVID-19 outbreak; and
4. Supports efforts by the County Manager to ensure all employees, whether responding to the COVID-19 outbreak or continuing to perform necessary County functions, have the ability needed to attend to the safety and welfare of their children and other family members through modifications to work schedules and leave management.
5. Supports continued efforts by the County Manager to provide expertise and feedback to WCPSS and Wake Technical Institute as it relates to social distancing.



**Item Title:** Appropriation of Emergency Funds Associated with COVID-19

**Specific Action Requested:**

**That the Board of Commissioners:**

- 1. Appropriates \$2 million of fund balance for the costs associated with Wake County's COVID-19 response;**
- 2. Supports the use of these funds, among other intended uses, for the care and nutrition of students and vulnerable populations, in coordination with the state, WCPSS, municipalities, and community partners, to ensure the goals of the County's Comprehensive Food Plan are met during this state of emergency;**
- 3. Supports the County Manager's authority to amend the Department of Housing Affordability and Community Revitalization budget as needed to provide additional resources toward homelessness and eviction prevention services and to ensure safe housing for Wake County residents who may be impacted by the COVID-19 outbreak; and**
- 4. Supports efforts by the County Manager to ensure all employees, whether responding to the COVID-19 outbreak or continuing to perform necessary County functions, have the ability needed to attend to the safety and welfare of their children and other family members through modifications to work schedules and leave management.**
- 5. Supports continued efforts by the County Manager to provide expertise and feedback to WCPSS and Wake Technical Institute as it relates to social distancing.**

**Item Summary:**

**Purpose:** Provide funds to cover the costs of salaries and overtime, necessary equipment and supplies, and other expenses associated with the County's response to the emergency created by COVID-19.

**Background:** The County is responsible for several functions during emergency events, including but not limited to public health and safety, emergency response, communications, and community recovery. Normal operating budgets may not be able to support the expenses for these functions. A budget appropriation provides adequate funding until it is determined the costs are eligible for reimbursement through federal and/or state response programs.

**Board Goal:** Supports County operations for emergency response efforts.

Fiscal Impact: This item appropriates \$2,000,000 toward expenses associated with response efforts to the COVID-19 (Coronavirus) emergency. Total estimated costs are unknown currently, given the unknown duration of the emergency and County-required response. The County will track all expenditures incurred and seek reimbursement from any federal or state response programs, if available and applicable.

**Attachment:**

1. Budget Memo



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

**TO:** David Ellis, County Manager

**FROM:** Michelle Venditto, Budget and Management Services Director

**SUBJECT:** Revisions to Fiscal Year 2020 Operating Budget Ordinance, Section 2 and 3, and Fiscal Year 2020 Personnel

The following chart summarizes all budget revisions to the Fiscal Year 2020 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: Non-Departmental	
REVENUE CATEGORY (SOURCE OF FUNDS)				
Date	Description of Revision or Adjustment	Type	Amount	Balance
July 1, 2019	Adopted Budget		\$ 1,320,998,383	\$ 1,320,998,383
	Prior Year Rollovers		\$ 1,912,752.51	\$ 1,322,911,136
March 16, 2020	Proposed: Appropriate \$2 million of fund balance for the costs associated with Wake County's COVID-19 response	Fund Balance	\$ 2,000,000	\$ 1,324,911,136
EXPENDITURES (USE OF FUNDS)				
Date	Description of Revision or Adjustment	Division	Amount	Balance
July 1, 2019	Adopted Budget		\$ 17,930,396	\$ 17,930,396
	Encumbrances Carried Forward	All	\$ 470,470	\$ 18,400,866
March 16, 2020	Proposed: Appropriate \$2 million of fund balance for the costs associated with Wake County's COVID-19 response	Non-Departmental	\$ 2,000,000	\$ 20,400,866
STAFFING				
Date	Description of Revision or Adjustment	Division	FTE	Balance
July 1, 2019	Adopted Budget		0.00	-



## Legislation Details (With Text)

**File #:** 16-2705

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

**In control:** Facilities Design & Construction

**On agenda:** 3/16/2020      **Final action:**

**Title:** Land Acquisition of a Parcel of Land Containing 4.2319 Acres in Central Wake County (2205 Walnut Street) (Second Reading)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Agenda Item - 2205 Walnut Street - Second Reading.pdf](#)  
[WCPSS Presentation\\_Land Acquisition STEM HighSchool.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Land Acquisition of a Parcel of Land Containing 4.2319 Acres in Central Wake County (2205 Walnut Street) (Second Reading)

**That the Board of Commissioners approve funding of the purchase price together with closing costs in an amount not to exceed \$5,047,981 pursuant to N.C.G.S 115C-426.**

**Item Title:** Land Acquisition of a Parcel of Land Containing 4.2319 Acres in Central Wake County (2205 Walnut Street) (Second Reading)

**Specific Action Requested:**

**That the Board of Commissioners approve funding of the purchase price together with closing costs in an amount not to exceed \$5,047,981 pursuant to N.C.G.S 115C-426.**

**Item Summary:**

**Purpose:** The Board of Commissioners must approve funding for land acquisition by the Wake County Board of Education.

**Background:** On December 3, 2019, the Board of Education accepted the terms and conditions for the purchase of a 4.2319 acre parcel and improvements thereon located in the Central Wake County/Cary area from 2205 Walnut LLC for a total price of \$5,000,000, subject to approval of funding by the Board of Commissioners. On February 4, 2020, Board ratified and affirmed the terms and conditions of the contract. This property is needed to support the relocation of Wake STEM Early College High School. While the early college high school relationship and educational opportunities with NCSU will continue, the facilities currently provided by NCSU will cease to be available for school use from and after June 30, 2021.

**Board Goal:** This Board action supports routine County operations.

**Fiscal Impact:** Funding is available from the Land Acquisition Component and/or SNAP (Space Needs Analysis & Prioritization) Component of the Board of Education's Capital Improvement Plan Funds for the purchase price together with closing costs in an amount not to exceed \$5,047,981.

**Additional Information:**

**Need for Acquisition:**

The Board of Education utilizes ongoing data-driven processes to identify school site and educational support locations needed to address growth and crowding in the Wake County Public School System. Acquisition needs have been identified for relocation of WSECHS pursuant to a notice of expiration and non-renewal of the Memorandum of Understanding by and between NCSU and the Board of Education regarding the provision of space for school operations. Because of the necessity to support transportation of students between the high school and college campuses for classes, proximity to the NCSU campus is critical. Given the notice of expiration and non-renewal timeline and time needed to design and upfit suitable space, the best opportunity for timely relocation requires adaptive reuse of an existing building with

suitable parking. Acquisition of the subject parcel and existing commercial improvements will provide sufficient space to renovate and upfit to accommodate and support the WSECHS program, parking and related administration to meet identified needs and is within reasonable proximity to NCSU.

#### **Land Acquisition Criteria:**

The proposed acquisition consists of a 4.2319-acre parcel of land (PIN 0772-79-1815) together with an 30,016 SF building constructed in 1984 and renovated in 1990 and significant parking areas located at 2205 Walnut Street in the southeastern quadrant of its intersection with Dillard Drive in Cary. Primary access to the site is from Dillard Drive, and access to the area is provided via US-1/64 and I-40/440 with secondary road access provided by Walnut Street, Tryon Road, Jones-Franklin Road, and Holly Springs Road. The parcel is owned by 2205 Walnut Street, LLC, is located within Town of Cary and is zoned Office & Industrial. The subject property site location is depicted below:



#### **Other Due Diligence and Site Assessment:**

The site information obtained in due diligence includes a Boundary Survey, a Phase I Environmental Site Assessment, lead paint and asbestos study, geotechnical borings to evaluate asphalt conditions, a preliminary Feasibility Study, appraisal and site circulation and concept plan. WCPSS staff has also met with Town of Cary staff for collaborative discussions to review and discuss change of use within the zoning classification and other development considerations associated with the site location and intended uses. Pursuant to due diligence findings and as expected for a building of its age, some facility systems are nearing the end of their useful life, and will need to be repaired or replaced, along with the interior renovations necessary to accommodate the WSECHS program, and upgrades in fire/security/life safety systems necessary to comport with the change of use from business occupancy to educational occupancy standards. Funding necessary to complete the renovations and upfit is available from the SNAP (Space Needs Analysis & Prioritization) Component of the Board of Education's Capital Improvement Plan Funds.

**Appraisal Information:**

An appraisal for the subject property was prepared by Chris Morris, MAI, of Integra Realty Resources. Mr. Morris concludes that the market value of the land and improvements is \$5,280,000. The appraised value supports the purchase price. For comparison, purchase data for comparable sites central/western Wake County area is summarized below:

Land Acquisition Valuation Comparison					
	Appraised Value	Sales Price (Bargain Sale)	Building Size (SF)	Sales Price Over/(Under) Appraised Value	Appraised Value (Per SF)
<b>2205 Walnut Street LLC Parcel</b>	\$5,280,000	\$5,000,000	30,016	(\$280,000)	\$175.90
Comparable Land Site Sales in the Area	Date of Acquisition	Year Built	Building Size (SF)	Total Sales Price	Sales Price (Per Foot)
<b>300 Gateway Centre</b>	10/2019	1986	29,053	\$6,200,000	\$213.40
<b>1815 Kildaire Farm Road</b>	1/2019	1987	22,080	\$3,450,000	\$222.58
<b>1010 High House Road</b>	1/2019	1984	20,839	\$4,200,000	\$201.55
<b>5520 Dillard Drive</b>	5/2018	1997	101,704	\$22,200,000	\$226.86
<b>6501 Weston Parkway</b>	2/2018	1995	93,900	\$18,400,000	\$195.77
<b>9121 Anson Way</b>	1/2018	2006	30,020	\$5,550,000	\$193.90

**Utilities and Transportation Infrastructure:**

The existing building and parking facilities was initially built for use as a hotel reservations center, and was later renovated for use by Miller Motte College which occupied the space until October 2019. As water and sewer services exist on site, no significant utility costs are expected to be incurred with the adaptive reuse as a facility for WSECHS.

Preliminary concept plans indicate that minor changes to current on-site circulation flows will be necessary to accommodate bus turning radii and vehicular queuing, but that existing driveways will be sufficient. On-site stub outs to adjacent boundaries on the eastern and southern sides to increase connectivity may be required to comply with Town ordinances and could benefit site circulation and emergency access. Road improvements near the site frontage on Dillard Drive and Walnut Street to accommodate turn lanes and safe bus and vehicular access to the site from adjacent State-maintained roads will likely be considered by the Town of Cary and/or the North Carolina Department of Transportation. Since the intended use is for a K-12 educational purpose, any off-site road improvement costs are expected to be reimbursable pursuant to N.C.G.S. 160A-307.1 and 136-18(29a).



### Site Area Map:



### Wake County Staff Comments:

County staff has been involved in certain aspects of the site selection process and has reviewed the findings. Utilizing the site criteria necessary to support the WSECHS program, acquisition of the subject property and its adaptive reuse meets those criteria. Based on the information presented, County staff supports acquisition of this parcel for relocation of WSECHS.

### Attachments:

1. Presentation





## Legislation Details (With Text)

**File #:** 16-2711

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Approve a Lease Agreement at Somerset Park, Raleigh, NC for the Relocation and Consolidation of Human Services and Related Administrative and Operational Offices

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Somerset Lease Item Summary.pdf](#)  
[Vicinity Map.pdf](#)  
[Draft of Proposed Lease 200303.pdf](#)  
[Lease Analysis.pdf](#)  
[Upfit Floor Plans.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Approve a Lease Agreement at Somerset Park, Raleigh, NC for the Relocation and Consolidation of Human Services and Related Administrative and Operational Offices

**That the Board of Commissioners authorizes the Chairman to execute a 15-year lease with MF Somerset Park LLC, for a 52,741 SF office building located at 4401 Bland Road in Raleigh, NC, along with any other necessary documentation, on behalf of Wake County, subject to the terms and conditions acceptable to the County Attorney.**

**Item Title:** Approve a Lease Agreement at Somerset Park, Raleigh, NC for the Relocation and Consolidation of Human Services and Related Administrative and Operational Offices

**Specific Action Requested:**

**That the Board of Commissioners authorizes the Chairman to execute a 15-year lease with MF Somerset Park LLC, for a 52,741 SF office building located at 4401 Bland Road in Raleigh, NC, along with any other necessary documentation, on behalf of Wake County, subject to the terms and conditions acceptable to the County Attorney.**

**Item Summary:**

**Purpose:** The Board of Commissioners must approve all County multi-year leases.

**Background:** The 2018 Human Services Master plan identified the need to co-locate similar types of work in one facility or campus in order to gain efficiencies. Administrative, operations, and other mostly non-public facing functions can benefit from shared security, consolidated technology support infrastructure, and improved workplace standards. A leased facility provides quick access to available space that alleviates crowding in existing Wake County Human Services Buildings while also providing expansion space for future years in order to keep pace with much anticipated growth. This action approves a 15 year facility lease to consolidate Human Services administrative functions.

**Board Goal:** This action supports standard County operations and complements Board goals of Community Health and Social and Economic Vitality.

**Fiscal Impact:** The total project cost estimate for associated furniture, fixtures and equipment is \$1,000,000. The FY 2020 expenditures related to this effort are \$300,000 and funding will be reallocated from the Swinburne Facility Condition Assessment Upgrades project within the County Building Improvements Element of the County CIP. An additional \$700,000 will be included in the recommended FY 2021-27 County Building Improvements Element of the County CIP. The expenses associated with any rents, maintenance, taxes or other related costs, are operational costs that will be included as part of the annual budget process.

### **Additional Information:**

The 2018 Human Services Long Range Master Plan identified opportunities to improve the delivery of services and increase operational efficiencies as a top priority while projecting that future service needs exceed the current space available within the Wake County Human Services system.

This new lease will provide the co-location of Human Services support functions, including administrative offices, operations, finance, call center and centralized processing center. These functions and limited client services will be relocated from space currently leased at Horizon Center. Administrative space for senior management and for the Office of Veterans Affairs will also be relocated from existing County owned space currently located on the Swinburne campus, freeing up space for future renovations at Swinburne, in accordance with the Master Plan. In addition, separate administrative staff from Capital Area Workforce Development will be relocated from a leased space at Parkview Center, and co-located at this facility.

While leasing this building is in alignment with the early objectives established in the 2018 Human Service Master Plan, there are many derived benefits. The lease rate of \$21/SF commencing in year one is a very competitive, submarket rate that is accompanied by a Tenant Improvement Allowance that will enable Wake County to occupy newly improved space with optimal efficiencies and improved workplace standards. The County will be able to leverage lease space early in the master plan timeline due to its availability and will also reap benefits from the consolidation of similar functions in a dedicated building.



Security and communications infrastructure will be shared across each of the component users. These functions were formerly disbursed among existing, aging Wake County owned and leased facilities. The consolidation into one large leased facility will optimize efficiencies and provide better workplace conditions one would expect from a new build-to-suite delivery. Lease negotiations include the right of refusal when adjacent buildings have available space, ensuring that Wake County has the option to grow within the Somerset Park office center. The building located at 4401 Bland Road also has dedicated parking for staff and visitors, easy access to public transportation along the Falls of Neuse/Wake Forest Road corridor, and access to amenities nearby.

This is a "Full-Service Lease," which means that janitorial, utilities, housekeeping, common area expenses, taxes and insurance are already factored into the lease rate. The Base Year for assessing additional rents is 2020 and the controllable year to year expenses are capped at 5%. County staff worked with a commercial realtor to evaluate opportunities for administrative offices and the consolidation of similar programs.

The terms of the proposed lease are as follows:

1. Commencement Date October 1, 2020
2. Total Term of the Lease: 180-month term, through September 30, 2035
3. Total Rental rate for Year 1: \$21 per Square Foot, Full Service
4. This is a Full-Service Lease that includes Utilities, Janitorial, Taxes & Insurance. Year 2020 is the Base Year and Controllable Expenses are Capped at 5% Year to Year.
5. Escalation: 2.75% annually, Years 2-10; and 2.5% Years 11-15
6. Landlord Concessions: 4 Month Free Rent. \$32.50/SF Tenant Improvement (TI) allowance to upfit the space before the projected move in date of October 1, 2020. Free Rent Valued at \$369,187 and TI Allowance is Valued at \$1,714,082.50.

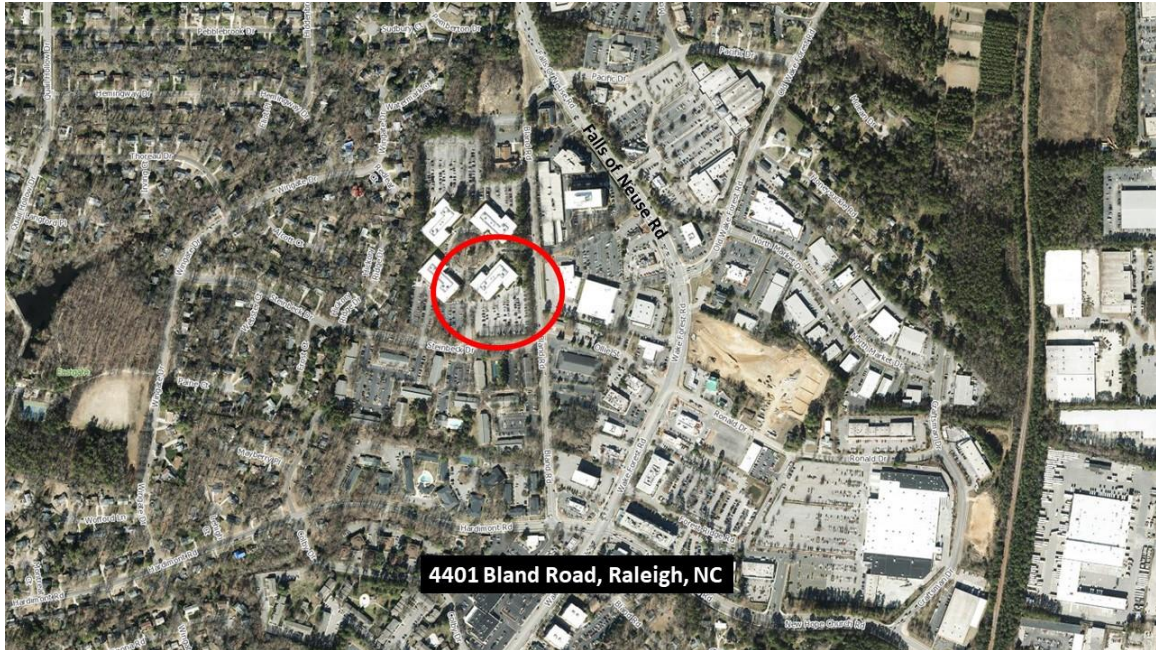
The lease rent table is provided below:

Time Period	Minimum Annual Rent Per Square Foot Per Annum	Monthly Rental Installments	Minimum Annual Rent for Time Period
Months 1 – 4	\$0.00	\$0.00	\$0.00
Months 5– 12	\$21.00	\$92,296.75	\$738,374.00
Months 13 – 24	\$21.58	\$94,845.90	\$1,138,150.80
Months 25 – 36	\$22.17	\$97,439.00	\$1,169,268.00
Months 37 – 48	\$22.78	\$100,120.00	\$1,201,440.00
Months 49 – 60	\$23.41	\$102,888.90	\$1,234,666.80
Months 61 – 72	\$24.05	\$105,701.75	\$1,268,421.00
Months 73 – 84	\$24.71	\$108,602.51	\$1,303,230.12
Months 85 – 96	\$25.39	\$111,591.17	\$1,339,094.04
Months 97 – 108	\$26.09	\$114,667.72	\$1,376,012.64
Months 109 – 120	\$26.81	\$117,832.18	\$1,413,986.16
Months 121 – 132	\$27.48	\$120,776.89	\$1,449,322.68
Months 133 – 144	\$28.17	\$123,809.50	\$1,485,714.00
Months 145 – 156	\$28.87	\$126,886.06	\$1,522,632.72
Months 157 – 168	\$29.59	\$130,050.52	\$1,560,606.24
Months 169 – 180	\$30.33	\$133,302.88	\$1,599,634.56

The total project cost estimate for associated furniture, fixtures and equipment is \$1,000,000. The FY 2020 expenditures related to this effort are \$300,000 and funding will be reallocated from the Swinburne FCA Upgrades Project within the County Building Improvements Element of the Wake County CIP, as shown in the table below:

<b>CIP Reallocation</b>			
<b>Fund 4100: County Capital CIP</b>			
<b>Project</b>	<b>Current Appropriation</b>	<b>Reallocation</b>	<b>Revised Appropriation</b>
<b>FROM</b>			
Swinburne FCA Upgrades	1,070,000	(300,000)	770,000
<b>TO</b>			
Somerset Upfit	-	300,000	300,000

The proposed lease space at Somerset Park in the 4401 Bland Road building is located near the Falls of Neuse and Wake Forest Road corridor, as shown on the site plan below:



This Human Services relocation along with the previously approved relocation of Millbrook Services Center to Departure Drive meets the first planned milestones of the Human Services Master Plan. Staff relocation and occupancy is expected to begin in Fall of 2020.

**Attachments:**

1. Vicinity Map
2. Draft of Proposed Lease
3. Lease Analysis
4. Upfit Floor Plans





## Legislation Details (With Text)

**File #:** 16-2702

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Accept and Appropriate \$34,191.01 of Emergency Solutions Grant Funds from the City of Raleigh for the South Wilmington Street Center

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Item Summary](#)  
[City of Raleigh Award Letter.pdf](#)  
[Budget Memo](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Accept and Appropriate \$34,191.01 of Emergency Solutions Grant Funds from the City of Raleigh for the South Wilmington Street Center

**That the Board of Commissioners accepts and appropriates \$34,191.01 in grant funding from the City of Raleigh for the purpose of providing emergency homeless shelter operations at the South Wilmington Street Center.**

**Item Title:** Accept and Appropriate \$34,191.01 of Emergency Solutions Grant Funds from the City of Raleigh for the South Wilmington Street Center

**Specific Action Requested:**

**That the Board of Commissioners accepts and appropriates \$34,191.01 in grant funding into the General Fund from the City of Raleigh for the purpose of providing emergency homeless shelter operations at the South Wilmington Street Center.**

**Item Summary:**

**Purpose:** The Board of Commissioners receives and appropriates all grant funding.

**Background:** The City of Raleigh is a U.S. Department of Housing and Urban Development Emergency Solutions Entitlement Community. The City has awarded Wake County \$34,191.01 in one-time Emergency Solutions Grant funding for the purpose of providing emergency shelter operations at South Wilmington Street Center. This includes additional bus tickets, client assistance, and audio/visual equipment for training.

South Wilmington Street Center offers an array of support services and emergency shelter for men who are experiencing homelessness in Wake County. South Wilmington Street Center is experiencing a sustained demand for services, operating at or over capacity each night most of the year with a fixed bed capacity of 234. When there are extremely cold weather days or other weather-related bad conditions (referred to as White Flag), the cafeteria dining room is converted into additional sleep quarters to house additional guests. Last year South Wilmington Street Center served 2,120 unduplicated men who were experiencing homelessness. This high volume of clientele often presents with complex needs that require individualized services and critical time interventions. Guests receive two meals (dinner and breakfast), hygiene kits, shower and laundry access, as well as outreach and engagement services from staff. Case management staff provide services to all guests who voluntarily opt into services.

**Board Goal:** This Board action supports routine County business.

**Fiscal Impact:** The grant requires a \$34,191.01 cash match from County dollars. This action will increase the revenues and expenditures in the Housing Affordability and Community Revitalization within the FY 2020 General Fund budget.



**Additional Information:**

None.

**Attachments:**

1. Award Letter
2. Budget Memo



January 23, 2020

David E. Harris  
Homeless and Prevention Services Division Director  
Wake County Government  
Department of Housing Affordability and Community Revitalization  
337 S. Salisbury St.  
Raleigh, NC 27601

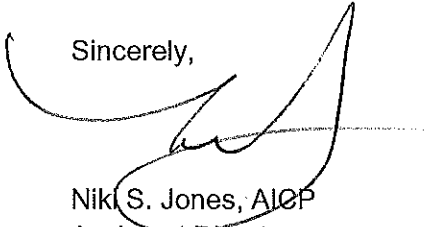
Dear David:

The City of Raleigh is pleased to provide the Wake County Department of Housing Affordability and Community Revitalization \$34,191.01 for the purpose of providing emergency homeless shelter operations at the South Wilmington Street Shelter. All operations and administration should be in accordance with the guidelines established by 24 CFR Part 576.

Attached is the proposed Memorandum of Agreement between the City of Raleigh and Wake County. Please execute when this transmittal is received, and the Housing and Neighborhoods Department will finalize the agreement after the February 18, 2020 City Council Meeting.

Please let me know if you have any questions. Feel free to call me at 919-996-4278 or email me at [niki.jones@raleighnc.gov](mailto:niki.jones@raleighnc.gov).

Sincerely,



Niki S. Jones, AICP  
Assistant Director



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

**TO:** David Ellis, County Manager

**FROM:** Michelle Venditto, Budget and Management Services Director

**SUBJECT:** Revisions to Fiscal Year 2020 Operating Budget Ordinance, Section 2 and 3, and Fiscal Year 2020 Personnel Authorization Ordinance.

The following chart summarizes all budget revisions to the fiscal year 2020 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: Housing
REVENUE CATEGORY (SOURCE OF FUNDS)				
Date	Description of Revision or Adjustment	Type	Amount	Balance
July 1, 2019	Adopted Budget	All	\$536,024	\$536,024
<b><i>March 16, 2020</i></b>	<b><i>Accept and Appropriate Emergency Solutions Grant Funds from the City of Raleigh for the South Wilmington Street Center</i></b>	<b><i>Local</i></b>	<b><i>\$34,191.01</i></b>	<b><i>\$570,215.01</i></b>
EXPENDITURES (USE OF FUNDS)				
Date	Description of Revision or Adjustment	Division	Amount	Balance
July 1, 2019	Adopted Budget		\$20,823,184	\$20,823,184
	Encumbrances Carried Forward	All	\$284,392	\$21,107,576
<b><i>March 16, 2020</i></b>	<b><i>Accept and Appropriate Emergency Solutions Grant Funds from the City of Raleigh for the South Wilmington Street Center</i></b>	<b><i>Homeless and Prevention Services</i></b>	<b><i>\$34,191.01</i></b>	<b><i>\$21,141,767.21</i></b>
STAFFING				
Date	Description of Revision or Adjustment	Division	FTE	Balance
July 1, 2019	Adopted Budget	All	68.000	68.000



## Legislation Details (With Text)

**File #:** 16-2710

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Appropriate Edward Byrne Memorial Justice Assistance Grant (JAG) Funds for the Wake County Sheriff's Office (WCSO)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [WCSO - BOC JAG SUMMARY ITEM - March Mtg.pdf](#)  
[JAG MOU.pdf](#)  
[Budget Memo - FY20 Grants and Donations Fund.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Appropriate Edward Byrne Memorial Justice Assistance Grant (JAG) Funds for the Wake County Sheriff's Office (WCSO)

**That the Board of Commissioners authorizes the County Manager to accept and appropriate \$55,336 in the Grants and Donations Fund for the Edward Byrne Memorial Justice Assistance Grant (JAG).**

**Item Title:** Appropriate Edward Byrne Memorial Justice Assistance Grant (JAG) Funds for the Wake County Sheriff's Office (WCSO)

**Specific Action Requested:**

**That the Board of Commissioners authorizes the County Manager to accept and appropriate \$55,336 in the Grants and Donations Fund for the Edward Byrne Memorial Justice Assistance Grant (JAG).**

**Item Summary:**

**Purpose:** The Board of Commissioners approves all new revenues and appropriations during the fiscal year.

**Background:** The Office of Justice Programs within the US Department of Justice offers funding opportunities by awarding formula grants to support law enforcement activities in state and local jurisdictions and to implement programs that improve the criminal justice system. One grant program is the JAG grant program. The Wake County Sheriff's Office and the Raleigh Police Department apply annually for JAG funding. The City of Raleigh and Wake County have a Memorandum of Agreement that outlines each party's participation in and responsibilities under this grant. Pursuant to this agreement, the City of Raleigh, as the lead agency, will receive the proceeds of the grant.

The Wake County Sheriff's Office intends to use the funds to purchase radar units, drones and ballistic shields for its law enforcement officers. The WCSO requests the Board of Commissioners accept and appropriate all funds, including federal grants for the approved 2019 JAG award.

**Board Goal:** This Board action supports routine County business.

**Fiscal Impact:** WCSO will receive \$55,336 from the grant award. This action will appropriate the funds in the Grants and Donations Fund for WCSO use according to the 2019 JAG grant award.

**Additional Information:**

WCSO proposes to purchase radar units, drones and ballistic shields with the grant funding.

Radar units will be mounted in patrol cars to measure the speed of nearby vehicles to determine whether they are going faster than the posted speed limit. These units provide a scientific measurement of a vehicle's speed, and they are an important tool

in conducting speed enforcement to enhance motorist and pedestrian safety.

Drones are useful in daytime and nighttime search and rescue missions because they provide an aerial view of the landscape and allow officers to see subjects who may be obscured by heavy vegetation or other barriers that prevent them from being seen by those on the ground. Drones can be a valuable tool to locate missing persons, spot active shooters, and seek out hazardous devices. Drones can also be utilized in day-to-day operations to analyze crime scenes, assist in 3D mapping of traffic crash scenes, and find suspects who have escaped custody. The viewing and video recording capabilities of drones have helped to reduce the amount of time officers spend on searches and seizures as well as obtaining additional information for ongoing cases and testifying in court. Currently, WCSO has two drones available for use and six (6) certified drone operators.

The WCSO also plans to purchase ballistic shields to help protect its law enforcement officers from bullets during incidents in which sufficient cover is not available and/or riot shields would not offer adequate protection. These shields are used in many different situations, such as barricaded subjects, high-risk vehicle stops, and the approach of suspects considered to be armed and dangerous. Because the protective material they are made of breaks down over time, ballistic shields have an expiration date and must be replaced every few years.

As soon as the 2019 JAG funds are properly set up in the City of Raleigh's financial system and a Memorandum of Understanding and a subaward agreement are signed by the City of Raleigh and Wake County, then the Wake County Sheriff's Office will be sub-awarded its agreed-upon share of the funding. These funds will be available to the Wake County Sheriff's Office on a reimbursement basis after sufficient and proper documentation has been received by the City of Raleigh regarding the expenditures that have been made.

**Attachments:**

1. JAG MOU
2. Budget Memo



## Legislation Details (With Text)

**File #:** 16-2703

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Designation of Map and Plat Review Officers for the Town of Knightdale

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Item Summary.pdf](#)  
[Resolution from Town of Knightdale.PDF](#)  
[Board of Commissioners Resolution.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Designation of Map and Plat Review Officers for the Town of Knightdale

**That the Board of Commissioners adopts a Resolution designating staff from the Town of Knightdale as Map and Plat Review Officers.**

**Item Title:** Designation of Map and Plat Review Officers for the Town of Knightdale

**Specific Action Requested:**

**That the Board of Commissioners adopts a Resolution designating staff from the Town of Knightdale as Map and Plat Review Officers.**

**Item Summary:**

**Purpose:** North Carolina General Statute 47-30.2 requires each county board of commissioners to designate county and/or municipal staff as map and plat review officers.

**Background:** Municipal and County planning staff are required to review subdivision plans and surveys (plats), within their respective jurisdiction, to insure they comply with all statutory requirements. North Carolina Law requires that the Board of Commissioners designates county and/or municipal staff as a Map and Plat Review Officers from jurisdictions throughout Wake County to certify plats presented to the Register of Deeds. The Town of Knightdale requests that the Wake County Board of Commissioners appoint the following Town staff as Map and Plat Review Officers for all lands within the municipal and extraterritorial jurisdiction of the Town of Knightdale.

<u>Staff</u>	<u>Title</u>
Chris Hills	Development Services Director
Kevin Lewis	Senior Planner
Donna Tierney	Planner

**Board Goal:** This action is consistent with routine County operations.

**Fiscal Impact:** This item has no fiscal impact.

**Additional Information:**

None.

**Attachments:**

1. Resolution from Town of Knightdale
2. Board of Commissioners' Resolution





## TOWN OF KNIGHTDALE

950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

### RESOLUTION #20-02-19-002 RESOLUTION APPOINTING REVIEW OFFICERS

**WHEREAS**, State Law 1997-309 establishes procedures for recording maps and plats; and

**WHEREAS**, the main purpose of the law is to transfer the responsibility for reviewing plats to determine whether they meet recording requirements from the Register of Deeds to a Review Officer; and

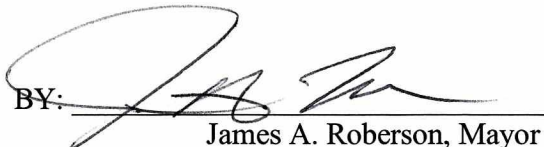
**WHEREAS**, G.S. 47-30.2 requires the Board of County Commissioners in each county, by resolution to appoint a person to serve as a Review Officer to review each plat before it is recorded and certify that it meets the statutory requirements for recording; and

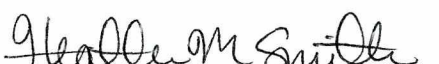
**WHEREAS**, it is the desire of the Town of Knightdale to ensure an expeditious review of all maps and plats as required by G.S. 47-30.2 before they are presented to the Wake County Register of Deeds for recording.

**NOW, THEREFORE, BE IT RESOLVED**, effective February 19, 2020, that Chris Hills, Kevin Lewis and Donna Tierney in the Knightdale Development Services Department are hereby appointed to perform all responsibilities as required for Review Officers under the appropriate North Carolina General Statutes for all the plats and maps within the Town of Knightdale's jurisdiction.

**BE IT FURTHER RESOLVED** that a copy of this resolution designating the Review Officers be forwarded to the Wake County Register of Deeds Office.

This the 19<sup>th</sup> day of February, 2020.

BY:   
James A. Roberson, Mayor

ATTEST:   
Heather M. Smith, Town Clerk

**WAKE COUNTY BOARD OF COMMISSIONERS**  
**March 16, 2020**

**RESOLUTION APPOINTING STAFF FROM THE TOWN OF KNIGHTDALE TO SERVE AS  
MAP AND PLAT REVIEW OFFICERS**

WHEREAS, Article 2 of Chapter 47 (§47-30.2) of the North Carolina General Statutes requires the Board of Commissioners of each County to designate one or more persons experienced in mapping or land records management to be appointed as a Review Officer to certify the maps or plats presented to the Register of Deeds as complying with all statutory requirements for recording; and

WHEREAS, the review of statutory requirements is of a technical nature; and

WHEREAS, Town of Knightdale staff is qualified to undertake this technical review and therefore are the logical people to implement this requirement; and

WHEREAS, one of the services the Town of Knightdale staff provides to the community is a similar technical process for subdivision plat review in order to verify compliance with the Town's development regulations; and

WHEREAS, it appears most efficient for the Town of Knightdale to avoid adding another layer of development review by providing for the certification of statutory compliance for all maps or plats to be presented to the Register of Deeds for recording within the context of subdivision review procedures:

NOW, THEREFORE, BE IT RESOLVED:

That the Wake County Board of Commissioners designates the following persons to serve as the Review Officers for all lands within the municipal and extraterritorial jurisdiction of the Town of Knightdale:

<u>Staff</u>	<u>Title</u>
Chris Hills	Development Services Director
Kevin Lewis	Senior Planner
Donna Tierney	Planner

Adopted this 16<sup>th</sup> day of March 2020.

ATTEST:

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF WAKE

By: \_\_\_\_\_  
Denise Hogan, Clerk to the Board

\_\_\_\_\_  
Gregory D. Ford, Chair

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott Warren, County Attorney



## Legislation Details (With Text)

**File #:** 16-2693

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Tax Committee Recommendations for Value Adjustments, Penalty Waivers, Tax Relief Applications, Refund Requests and Various Reports

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Tax Collections Item Summary.pdf](#)  
[Tax Committee Agenda Process.pdf](#)  
[Executive Summary 1.pdf](#)  
[Executive Summary 2.pdf](#)  
[March 2020 Refunds under \\$500.pdf](#)  
[March 2020 Refunds over \\$500.00.pdf](#)  
[Daily Updates For Exemptions.pdf](#)  
[Daily Updates For Penalties.pdf](#)  
[Daily Updates For Tax Relief.pdf](#)  
[Daily Updates For Special Situations.pdf](#)  
[Municipal Collection Report](#)  
[Wake County Collection Report](#)  
[Monthly In-Rem Foreclosure Report](#)  
[PFB Summary Report.pdf](#)  
[Register of Deeds Excise Tax Report.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Tax Committee Recommendations for Value Adjustments, Penalty Waivers, Tax Relief Applications, Refund Requests and Various Reports

**That the Board of Commissioners approves the attached recommendations by the Tax Committee.**

**Item Title:** Tax Committee Recommendations for Value Adjustments, Penalty Waivers, Tax Relief Applications, Refund Requests and Various Reports

**Specific Action Requested:**

**That the Board of Commissioners approves the attached recommendations by the Tax Committee.**

**Item Summary:**

**Purpose:** The Board of Commissioners approves all tax relief actions requested by taxpayers. On a monthly basis, the Tax Committee meets to consider taxpayer requests and makes recommendations to the Board.

**Background:** If a taxpayer believes they have been billed incorrectly, wish to appeal a decision of the Tax Administration, seek relief of penalties or submit a late request for exemption, exclusion or deferment, they can request a hearing before the Tax Committee.

The Tax Committee meets monthly and makes recommendations to the Board of Commissioners. The Board approves all tax relief actions. The Tax Committee meets on the third Thursday of each month at 1 p.m. in the Tax Administration's Conference Room to review requests and make a recommendation to the Board of Commissioners. This meeting is publicized and open to the public.

The Tax Committee presents information to the Wake County Board of Commissioners each month for review, showing the name of the taxpayer, description of property, account number, tax year, relief sought, and recommended action.

**Board Goal:** This item supports routine business of the County as required by North Carolina General Statutes and does not relate to a specific Board initiative.

**Fiscal Impact:** The fiscal impact of this item varies from month to month based on requests but is generally negligible as a percent of the total County budget.

**Additional Information:**

The Tax Committee is comprised of Kim Lorbacher, Financial Services Manager with Wake County Finance; Natasha Baldwin, Finance Manager with the City of Raleigh and Jessica Murphy-Rhem, Accounting Supervisor with the Town of Cary. Marcus Kinrade, Wake County Tax Administrator, serves as the clerk to the Tax Committee.

Some reasons a property owner may request a hearing before the Tax Committee are:

- They were penalized for listing personal property after January 31.
- They take exception to the value placed on their property and received notice of the value after the Board of Equalization and Review adjourned.
- Their personal property listing was audited and they are seeking relief of discovered value or applicable penalties.
- They filed a late application for an exemption, exclusion or deferment on a property.
- An application for exemption, exclusion or deferment was denied by the Tax Administration and the wish to appeal that decision.
- A penalty was imposed for the late filing or late payment of a gross receipt tax and penalty relief is requested.
- A refund has been requested for a tax imposed through a clerical error, an illegal tax, or a tax levied for an illegal purpose.
- A refund exceeding the threshold the finance officer is authorized to issue has been requested.

The tax committee has adopted criteria that may provide partial or full relief of late list penalties applied to personal property discoveries if one of the following criteria is met:

1. The property owner is new to North Carolina.
2. The property owner inadvertently neglected to list equipment in the first year of ownership.
3. Prior year property listings were timely filed.
4. Items were inadvertently omitted from a listing filed timely.
5. The property owner was on military deployment or medically incapacitated.
6. The property owner self-reported assets that were not listed properly in prior years.
7. The property owner was cooperative with an audit and no property tax was lost due to being beyond the five-year audit period.

**Attachments:**

1. Tax Committee Agenda Process
2. Executive Summary 1 and 2
3. Refunds Under/Over \$500.00
4. Daily Updates for Exemptions, Penalties, Tax Relief, Special Situations and Tax Deferments
5. Municipal Collection Report
6. Wake County Collection Report
7. Monthly In-Rem Foreclosure Report
8. PFB Summary Report
9. Register of Deeds Excise Tax Report

**The Tax Committee follows the North Carolina General Statutes or previously established general guidelines in their recommendations of relief for assessed late list penalties (no relief, partial relief, full relief). The committee also considers late filed exemption and exclusion applications, and makes recommendations regarding requests for relief of interest.**

Consideration of relief of late list penalties:

- If a taxpayer is new to North Carolina and fails to list the first year required, he may be granted one-time relief for late list penalties, partially or in full.
- If a taxpayer has property that should have been listed and is unaware of the tax laws, he may be granted one-time relief for late list penalties, partially or in full.
- If a taxpayer has listed timely in at least two consecutive years immediately prior to the year for which a penalty is assessed, the penalty may be relieved, partially or in full.
- If a taxpayer inadvertently omitted items from his timely listing, the penalty may be relieved, partially or in full.
- If a taxpayer was involved in military deployment and was unable to list timely, the penalty may be relieved, partially or in full.
- If a taxpayer was unable to list due to circumstances beyond their control (e.g. – hospitalization), the penalty may be relieved, partially or in full.
- Guidelines have been established for companies with penalties assessed as a result of audits. Relief may be granted partially or in full if it appears there was no willful attempt to understate value, if the taxpayer was cooperative and forthright during the audit and if there were no significant issues with their previous listings. The recommendation of the auditor is carefully considered in making this determination.

Consideration of late-filed applications for exemption or exclusion:

- The tax committee will recommend approval of late filed exemptions or exclusions as long as the request complies with the general statutes, or if case law exists that is clear and generally supports the request. Late filed applications must be hand-delivered by December 31 or postmarked by December 31 of the calendar year for which the exemption or exclusion is requested.
- The tax committee will recommend denying any applications received after December 31<sup>st</sup> of the calendar year for which the exemption or exclusion is requested. There is no statutory authority to exempt or exclude property if the application is made outside the calendar year for which the exemption is sought.

Consideration of requests for relief of interest:

- Once interest accrues, it is considered tax per NCGS 105-273(15). Tax cannot be compromised per NCGS 105-380. Therefore the tax committee typically recommends denial of requests for relief of interest. Should a situation arise in which the committee determines that interest should be relieved, the Assessor will request the item be removed from the consent agenda and considered separately by the Board of Commissioners.

**EXECUTIVE SUMMARY OF RECOMMENDATIONS FROM TAX COMMITTEE**

Board Meeting Date March 16, 2020

<u>NUMBER</u>	<u>PROPERTY TAX REFUNDS REQUESTED</u>		
	<u>AMOUNT OF TAX REQUESTED</u>	<u>AMOUNT OF TAX APPROVED</u>	<u>AMOUNT OF TAX DENIED</u>
10	\$20,325.19	\$20,325.19	0.00

## Executive Summary of Recommendations From Tax Committee 02/20/2020

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### Exemptions Requested

Number of Requests	Value of Exemptions Requested	Value of Property Exempted
2	\$1,276,192	\$707,655

### Tax Relief Exclusion Requested

Number of Requests	Value of Exclusion Requested	Value of Property Exempted
6	\$287,601	\$209,107

### Tax Deferment Requested

Number of Requests	Value of Deferment Requested	Value of Property Deferred
0	\$0	\$0

### Requests For Relief of Late List Penalties

Number of Requests	Granted-FR	Granted-PR	Granted-GC	Denied
6	5	0	0	1

### Special Situations/Value Adjustment

Relief Requested	Total	Granted	Denied
Refund Request	5	5	0



**Board Report****Return**

Date : 03/16/2020

Approved By : \_\_\_\_\_

**TO : WAKE COUNTY BOARD OF COMMISSIONERS****RE: CONSIDERATION OF REFUND FOR TAXES, INTEREST AND PENALTIES FOR ALL MUNICIPALITIES**

No.	Name of Tax Payer	Account Number	Tax and Penalties	Total Rebate	Total Refund	Request Status
1	ANDREA LEE TORSONE 700 EXPOSITION PL STE 161 RALEIGH NC, 27615	0006893716- 2019- 2019- 000000	City 150.63 County 247.74	398.37	398.37	Refund
2	IMAM, IMTIAZ IMAM, ASIYA 1848 APPLE VALLEY DIRVE WAUCONDA IL, 60084 - 1418	0000467554- 2019- 2019- 000000	City 193.00 County 288.28	481.28	481.28	Refund
3	T J AUTO INC 1302 CAPITAL BLVD "A" RALEIGH NC, 27603 - 1118	0006868485- 2019- 2019- 000000	City 96.62 County 158.91	255.53	255.53	Refund
4	TRAID TRAILERS LLC 5831 TRIANGLE DR RALEIGH, NC, 27617	0006858980- 2019- 2019- 000000	City 150.63 County 247.74	398.37	398.37	Refund
5	WASTE DISPOSAL SOLUTIONS OF NC INC 2307 W CONE BLVD STE 214 GREENSBORO NC, 27408 - 4065	0006869996- 2019- 2019- 000000	City 57.53 County 94.62	152.15	152.15	Refund
6	ZUNIGA BROTHERS INC 8751 CHAPEL HILL RD CARY NC, 27513 - 3721	0000108067- 2018- 2018- 000000	City 145.14 County 243.54	388.68	388.68	Refund
Marcus D. Kinrade			Total City Rebated	793.55		
Wake County Tax Administrator			Total County Rebated	1,280.83		
			<b>Total Rebate/Refund</b>	2,074.38	2,074.38	

CC:

**\*Refund amount may differ from rebated total due to released interest or application of payment to any balance due on the account.**

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**Board Report****Return**

Date : 03/16/2020

Approved By : \_\_\_\_\_

**TO : WAKE COUNTY BOARD OF COMMISSIONERS****RE: CONSIDERATION OF REFUND FOR TAXES, INTEREST AND PENALTIES FOR ALL MUNICIPALITIES**

No.	Name of Tax Payer	Account Number	Tax and Penalties	Total Rebate	Total Refund	Request Status
1	CITIZENS ONE HOME LOANS C/O SERVICED BY CORELOGIC TAX SERVICES 3001 HACKBERRY RD IRVING TX, 75063	0000446033- 2019- 2019- 000000	City 346.95 County 480.85	827.80	827.80	Refund
2	CO RALEIGH LLC 357 HARBOUR VIEW DR MYRTLE BEACH SC, 29579	0006852595- 2019- 2019- 000000	City 675.68 County 1,111.28	1,786.96	1,786.96	Refund
3	CORELOGIC PO BOX 9202 COPPELL TX, 75019 - 9760	0000435522- 2019- 2019- 000000	City 268.65 County 441.84	710.49	710.49	Refund
4	N C JOINT UNDERWRITING ASSOC PO BOX 8009 CARY NC, 27512 - 8009	0005165020- 2019- 2019- 000000	City 4,879.00 County 10,046.56	14,925.56	14,925.56	Refund
Marcus D. Kinrade			Total City Rebated 6,170.28			
Wake County Tax Administrator			Total County Rebated 12,080.53			
			<b>Total Rebate/Refund</b>	18,250.81	18,250.81	

CC:

**\*Refund amount may differ from rebated total due to released interest or application of payment to any balance due on the account.**

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**Tax Committee Meeting: 02/20/2020**

**Approved by:** \_\_\_\_\_

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners and Raleigh City Council**

**FOR: Consideration of Requests for Exemptions**

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Value Appealed	Appeal/Request Type	Recommendation
16579	EBW-RALEIGH, LLC 410 S SALISBURY ST STE 200 RALEIGH NC 27601-1780	417 N. BLOUNT ST RALEIGH	0000441707 2019 Paid in Full	\$707,655	Exemption Historic Preservation 105.275.29	Granted - For Good Cause
16581	EBW-RALEIGH, LLC 410 S SALISBURY ST STE 200 RALEIGH NC 27601-1780	411 N. BLOUNT ST RALEIGH	0000441706 2019 Paid in Full	\$568,537	Exemption Historic Preservation 105.275.29	Denied

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**

**Tax Committee Meeting: 02/20/2020**

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners and Town Board of Cary**

**FOR: Consideration of Requests for Adjustments, Rebates, and/or Refunds of Penalties**

**Approved by:** \_\_\_\_\_

The Wake County Tax Committee has approved the following policy to recommend relief of the late listing and/or vehicle penalties when at least one of the following conditions apply:

Relief Codes:

1. New to North Carolina
2. First time listing
3. Previous year listing on time
4. Omitted item(s) from listing - Current/previous listing on time
5. Military Deployment
6. Provided proof of timely listing

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Late List Appealed	Appeal/Request Type	Recommendation	Relief Code
16555	JING ZHOU DDS PA 1939 HIGH HOUSE RD CARY NC 27513	BUSINESS PERSONAL PROPERTY CARY	0006867729 2017 Paid in Full	\$269.73	Late List Penalty	Granted	
16557	JING ZHOU DDS PA 1939 HIGH HOUSE RD CARY NC 27513	BUSINESS PERSONAL PROPERTY CARY	0006867729 2018 Paid in Full	\$166.36	Late List Penalty	Granted	
16559	JING ZHOU DDS PA 1939 HIGH HOUSE RD CARY NC 27513	BUSINESS PERSONAL PROPERTY CARY	0006867729 2019 Not Paid	\$80.84	Late List Penalty	Granted	

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**

**Tax Committee Meeting: 02/20/2020**

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners and Raleigh City Council**

**FOR: Consideration of Requests for Adjustments, Rebates, and/or Refunds of Penalties**

**Approved by:** \_\_\_\_\_

The Wake County Tax Committee has approved the following policy to recommend relief of the late listing and/or vehicle penalties when at least one of the following conditions apply:

Relief Codes:

1. New to North Carolina
2. First time listing
3. Previous year listing on time
4. Omitted item(s) from listing - Current/previous listing on time
5. Military Deployment
6. Provided proof of timely listing

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Late List Appealed	Appeal/Request Type	Recommendation	Relief Code
16561	TOSHIBA MEMORY AMERICA INC RYAN LLC PO BOX 4900 SCOTTSDALE NC 85261	BUSINESS PERSONAL PROPERTY RALEIGH	0006888750 2019 Paid in Full	\$33.75	Late List Penalty	Granted	6
16565	TWENTY FIRST CENTURY INVESTMENTS 2617 APPLIANCE CT RALEIGH NC 27604-2468	BUSINESS PERSONAL PROPERTY RALEIGH	0006155136 2019 Paid in Full	\$1,232.36	Late List Penalty	Denied	

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**

**Tax Committee Meeting: 02/20/2020**

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners**

**FOR: Consideration of Requests for Adjustments, Rebates, and/or Refunds of Penalties**

**Approved by:** \_\_\_\_\_

The Wake County Tax Committee has approved the following policy to recommend relief of the late listing and/or vehicle penalties when at least one of the following conditions apply:

Relief Codes:

1. New to North Carolina
2. First time listing
3. Previous year listing on time
4. Omitted item(s) from listing - Current/previous listing on time
5. Military Deployment
6. Provided proof of timely listing

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Late List Appealed	Appeal/Request Type	Recommendation	Relief Code
16569	MHC TRUCK LEASING INC 11120 TOMAHAWK CREEK PKWY LEAWOOD KS 66211-2695	2015 KW T680 TR WAKE COUNTY	0006805855 2019 Not Paid	\$952.19	Late List Penalty	Granted	

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**

**Tax Committee Meeting: 02/20/2020**

**Approved by:** \_\_\_\_\_

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners and Raleigh City Council**

**FOR: Consideration of Requests for Tax Relief Exclusions**

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Value Appealed	Appeal/Request Type	Recommendation
16567	DEAN, PATRICIA 403 BROAD LEAF CIR RALEIGH NC 27613-3294	403 BROAD LEAF CIR RALEIGH	0000141885 2019 Not Paid	\$57,415	Exclusion Disabled Exclusion 105-277.1	Granted - For Good Cause
16573	MEEKS, WILLIAM 2909 DANDRIDGE DR RALEIGH NC 27610-4873	2909 DANDRIDGE DR RALEIGH	0000269478 2019 Paid in Full	\$61,692	Exclusion Disabled Exclusion 105-277.1	Granted - For Good Cause

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**

**Tax Committee Meeting: 02/20/2020**

**Approved by:** \_\_\_\_\_

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners**

**FOR: Consideration of Requests for Tax Relief Exclusions**

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Value Appealed	Appeal/Request Type	Recommendation
16575	THOMAS, ANN 3116 LIZARD LICK RD WENDELL NC 27591-9242	1997 TITAN MH 80 28 999 WAKE COUNTY	0006498188 2019 Paid in Full	\$20,720	Exclusion Veterans Relief 105-277.1C	Granted
16577	THOMAS, ANN 3116 LIZARD LICK RD WENDELL NC 27591-9242	3116 LIZARD LICK RD WAKE COUNTY	0000037346 2019 Paid in Full	\$24,280	Exclusion Veterans Relief 105-277.1C	Granted
16571	TROTTER, DAWN 1105 BUTTERCUP LN WAKE FOREST NC 27587-7136	1105 BUTTERCUP LN WAKE COUNTY	0000190245 2019 Paid in Full	\$78,494	Exclusion Disabled Exclusion 105-277.1	Denied

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**



**Tax Committee Meeting: 02/20/2020**

**Approved by:** \_\_\_\_\_

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners and Town Board of Wake Forest**

**FOR: Consideration of Requests for Tax Relief Exclusions**

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Value Appealed	Appeal/Request Type	Recommendation
16563	DZIECIOLOWSKI, MICHAEL WESTWOOD, KARI 10008 PORTO FINO AVE WAKE FOREST NC 27587	10008 PORTO FINO AVE WAKE FOREST	0000327752 2019 Paid in Full	\$45,000	Exclusion Veterans Relief 105-277.1C	Granted - For Good Cause

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**

**Tax Committee Meeting: 02/20/2020**

**Approved by:** \_\_\_\_\_

**Board of Commissioners Meeting: 03/16/2020**

**TO: Wake County Board of Commissioners and Raleigh City Council**

**FOR: Consideration of Requests for Value/Special Situations**

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Value Appealed	Appeal/Request Type	Recommendation
16587	JOHNSON, JANICE 2416 HINTON ST RALEIGH NC 27612-6720	2416 HINTON ST RALEIGH	0000034351 2014 Paid in Full	\$10,800	Refund Request	Granted
16589	JOHNSON, JANICE 2416 HINTON ST RALEIGH NC 27612-6720	2416 HINTON ST RALEIGH	0000034351 2015 Paid in Full	\$10,800	Refund Request	Granted
16591	JOHNSON, JANICE 2416 HINTON ST RALEIGH NC 27612-6720	2416 HINTON ST RALEIGH	0000034351 2016 Paid in Full	\$25,000	Refund Request	Granted
16593	JOHNSON, JANICE 2416 HINTON ST RALEIGH NC 27612-6720	2416 HINTON ST RALEIGH	0000034351 2017 Paid in Full	\$25,000	Refund Request	Granted
16595	JOHNSON, JANICE 2416 HINTON ST RALEIGH NC 27612-6720	2416 HINTON ST RALEIGH	0000034351 2018 Paid in Full	\$25,000	Refund Request	Granted

**This List Requires Board Action**

Tax Committee Members: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**

# MUNICIPAL MONTHLY COMPARISON REPORT JANUARY 2020

## ANGIER

	Last Year	This Year
Billed	\$324,963.60	\$333,386.61
Collected	\$319,177.49	\$327,569.18
Percentage	98.22%	98.26%

## DURHAM

	Last Year	This Year
Billed	\$603,616.19	\$621,551.78
Collected	\$597,020.33	\$621,290.90
Percentage	98.91%	99.96%

## KNIGHTDALE

	Last Year	This Year
Billed	\$7,478,712.42	\$7,950,475.54
Collected	\$7,309,414.90	\$7,785,335.44
Percentage	97.74%	97.92%

## WAKE FOREST

	Last Year	This Year
Billed	\$26,644,223.24	\$28,563,493.00
Collected	\$26,173,351.92	\$28,076,804.89
Percentage	98.23%	98.30%

## APEX

	Last Year	This Year
Billed	\$28,948,298.43	\$32,287,221.33
Collected	\$28,456,437.15	\$31,923,928.77
Percentage	98.30%	98.87%

## FUQUAY -VARINA

	Last Year	This Year
Billed	\$14,564,720.37	\$15,689,677.63
Collected	\$14,310,773.25	\$15,336,142.04
Percentage	98.26%	97.75%

## MORRISVILLE

	Last Year	This Year
Billed	\$18,806,686.54	\$19,616,547.37
Collected	\$18,097,273.65	\$19,206,631.57
Percentage	96.23%	97.91%

## WENDELL

	Last Year	This Year
Billed	\$3,188,143.43	\$3,693,505.88
Collected	\$3,101,709.41	\$3,619,660.84
Percentage	97.29%	98.00%

## CARY

	Last Year	This Year
Billed	\$91,019,050.29	\$94,305,672.85
Collected	\$89,711,723.70	\$92,919,228.87
Percentage	98.56%	98.53%

## GARNER

	Last Year	This Year
Billed	\$18,492,608.30	\$20,631,727.61
Collected	\$18,105,454.81	\$20,240,264.31
Percentage	97.91%	98.10%

## RALEIGH

	Last Year	This Year
Billed	\$263,242,044.04	\$269,403,074.96
Collected	\$257,913,581.27	\$264,441,990.82
Percentage	97.98%	98.16%

## ZEBULON

	Last Year	This Year
Billed	\$6,460,505.71	\$7,041,560.50
Collected	\$6,315,968.21	\$6,935,270.13
Percentage	97.76%	98.49%

## CLAYTON

	Last Year	This Year
Billed	\$449.61	\$516.90
Collected	\$449.61	\$516.90
Percentage	100.00%	100.00%

## HOLLY SPRINGS

	Last Year	This Year
Billed	\$20,025,698.16	\$23,712,705.15
Collected	\$19,730,175.16	\$23,389,924.24
Percentage	98.52%	98.64%

## ROLESVILLE

	Last Year	This Year
Billed	\$4,515,894.94	\$4,981,914.44
Collected	\$4,454,536.89	\$4,920,459.84
Percentage	98.64%	98.77%

**REPORT OF COLLECTIONS - WAKE COUNTY ONLY**  
**January 2020**

<b>MONTHLY COLLECTIONS</b>	<b>January 2019</b>	<b>January 2020</b>
	<b>Last Year</b>	<b>This Year</b>
Current Taxes	\$150,428,612.39	\$141,271,852.07
Current Special Districts	\$2,701,116.46	\$3,241,464.04
Current Deferred Taxes	\$143,050.30	\$135,125.89
Back Taxes	\$81,268.88	\$141,368.71
Back Deferred Taxes	\$344,823.64	\$274,367.87
Beer & Wine	\$691.25	\$2,193.75
Recycle Fee	\$1,344,360.35	\$966,193.97
<b>TOTAL</b>	<b>\$155,043,923.27</b>	<b>\$146,032,566.30</b>

<b>CUMULATIVE</b>	<b>January 2019</b>	<b>January 2020</b>
	<b>Last Year</b>	<b>This Year</b>
Current Taxes	\$886,037,025.51	\$1,009,762,200.52
Current Special Districts	\$24,346,248.01	\$24,919,112.41
Current Deferred Taxes	\$347,890.44	\$413,223.37
Back Taxes	\$962,665.58	\$1,255,402.91
Back Deferred Taxes	\$1,121,247.43	\$1,322,177.20
Beer & Wine	\$8,771.25	\$20,014.50
Recycle Fee	\$8,386,330.09	\$8,642,703.85
<b>TOTAL</b>	<b>\$921,210,178.31</b>	<b>\$1,046,334,834.76</b>

	<b>January 2019</b>		
	<b>Levy Billed</b>	<b>Levy Coll</b>	<b>% Coll</b>
Real & Personal Property	\$908,207,709.81	\$888,621,587.31	97.84%
Special District Real & Personal	25,018,124.77	\$24,326,210.21	97.23%
Vehicle Property	\$5,957,804.35	\$5,927,160.75	99.49%
Special District Vehicle	\$192,481.35	\$191,773.24	99.63%
<b>TOTAL</b>	<b>\$939,376,120.28</b>	<b>\$919,066,731.51</b>	<b>97.84%</b>

	<b>January 2020</b>		
	<b>Levy Billed</b>	<b>Levy Coll</b>	<b>% Coll</b>
	\$1,032,103,629.84	\$1,011,345,732.33	97.99%
	25,605,553.61	\$24,888,028.96	97.20%
	\$7,637,298.95	\$7,600,646.08	99.52%
	\$220,633.53	\$220,017.59	99.72%
	\$1,065,567,115.93	\$1,044,054,424.96	97.98%

						DEFERRED TAXES		UNCOLLECTED DEFERRED TAXES	
						(Subject to Current and 3 Year Rollback)			
YEAR	LEVY BILLED	LEVY COLLECTED	PERCENTAGE COLLECTED	LEVY UNCOLLECTED	(%)	Year	Amount	Year	Amount
2019	\$1,065,567,115.93	\$1,044,054,424.96	97.98%	\$21,512,690.97	2.02%	2019	\$19,289,537.44	2019	\$45,907.39
2018	\$940,029,132.82	\$938,863,025.52	99.88%	\$1,166,107.30	0.12%	2018	\$17,819,366.24	2018	\$45,822.66
2017	\$861,555,503.91	\$861,109,453.50	99.95%	\$446,050.41	0.05%	2017	\$16,808,003.01	2017	\$41,507.69
2016	\$826,223,042.55	\$825,933,321.10	99.96%	\$289,721.45	0.04%	2016	\$16,745,853.99	2016	\$21,697.12
2015	\$785,332,691.13	\$785,077,157.92	99.97%	\$255,533.21	0.03%	2015	\$17,973,781.67	2015	\$2,163.80
2014	\$766,414,338.89	\$766,210,934.57	99.97%	\$203,404.32	0.03%	2014	\$17,067,032.56	2014	\$597.53
2013	\$675,877,933.56	\$675,251,071.85	99.91%	\$626,861.71	0.09%	2013	\$17,678,107.66	2013	\$531.50
2012	\$683,563,809.38	\$682,781,149.82	99.89%	\$782,659.56	0.11%	2012	\$17,968,878.26	2012	\$0.00
2011	\$673,247,654.80	\$672,404,110.59	99.87%	\$843,544.21	0.13%	2011	\$18,223,412.94	2011	\$2.29
TOTAL	\$6,212,244,107.04	\$6,207,630,224.87		\$4,613,882.17		TOTAL	\$140,284,436.33	TOTAL	\$112,322.59

<b>S/Distr</b>					
Current	\$25,826,187.14	\$25,108,046.55	97.22%	\$718,140.59	2.78%

**WAKE COUNTY BOARD OF COMMISSIONERS**  
**WAKE COUNTY IN-REM FORECLOSURE PROGRESS REPORT**  
**January 2020**

**Totals for December**

Parcels Notified by Certified Letter	0
Number of Parcels - Judgments Docketed	0
Parcels Paid in Full	7
Parcels Sold at Public Auction	0
Principal Tax (Notified by Certified Letter)	\$ 0.00
Principal Tax Collected for Month	\$ 45,825

**Cumulative Totals for 2019/2020 Fiscal Year**

Parcels Notified by Certified Letter	23
Number of Parcels - Judgments Docketed	19
Parcels Paid in Full	36
Parcels Sold at Public Auction	5
Principal Tax (Notified by Certified Letter)	\$ 218,084
Principal Tax Collected for Year	\$ 254,809

**Cumulative Total to Date**

Parcels Notified by Certified Letter	9,913
Number of Parcels - Judgments Docketed	2,013
Parcels Paid in Full	9,018
Parcels Sold at Public Auction	542
Principal Tax (Notified by Certified Letter)	\$ 16,500,985
Principal Tax Collected to Date	\$ 19,933,457

**\*Totals Include Any Municipal Taxes that Wake County is Under Contract to Collect.**

\*\*\*\*\*

This report is to be filed for the record.

Marcus D. Kinrade  
Tax Administrator

**Tax Committee Meeting: 02/20/2020**

**Board of Commissioners Meeting: 03/16/2020**

**Approved by:** \_\_\_\_\_

**Account Types:**

PFB - Prepared Food and Beverage Tax

RVT - Rental Vehicle Tax

ROT - Room Occupancy Tax

BW - Beer and Wine Licensing

HVY - Heavy Equipment

**TO: Wake County Board of Commissioners**

**FOR: Consideration of Requests for Release of Gross Receipts Tax Penalties**

Item #	Business Name Business Location	Owner Name	Account # Payment Status	Account Type	Penalty Appealed	Recommendation
5332	CULTIVATE COFFEE 128 S. FUQUAY AVE. FUQUAY VARINA NC 27526-2211	SOMERVILLE VENTURES LLC	0000024022 Not Paid	PFB	\$1,883.10	Full Relief
5330	GIGI'S CUPCAKES 8521 BRIER CREEK PKWY STE 105 RALEIGH NC 27615-3334	OM SRI SAI LLC	0000023154 Not Paid	PFB	\$1,599.86	No Relief
5328	THE LEMON TREE GIFT SHOP 113 S WHITE ST. WAKE FOREST, NC 27587	THE LEMON TREE GIFT SHOP & CAFE INC	0000018596 Paid in Full	PFB	\$28.29	No Relief

**This List Requires Board Action**

Tax Committee Member: Natasha Baldwin, City Of Raleigh  
Kim Lorbacher, Wake County Finance  
Jessica Murphy-Rhem, Town Of Cary

**Marcus Kinrade, Tax Administrator**



Register of Deeds

## BOARD REPORT

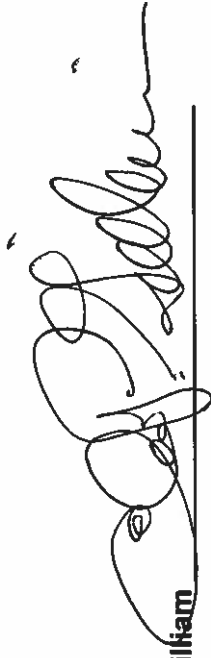
DATE: FEBRUARY 20, 2020

TO: WAKE COUNTY BOARD OF COMMISSIONERS  
RE: CONSIDERATION OF REFUND OF EXCISE TAX

Approved By: *H. H. H. H.*

<u>No.</u>	<u>Name &amp; Address of Payee</u>	<u>Deed Book &amp; Page Number</u>	<u>Excise Tax Amount Refund</u>	<u>Reason for Refund</u>	<u>Request Status</u>
1.	Sterling Law 4208 Six Forks Rd., 10 <sup>th</sup> Floor Ste., 1000 Raleigh, NC 27609	Book 17505, Page 1281	\$570.00	Wrong County	Approved
2.	Moore & Alphin 3733 National Dr., Ste., 100 Raleigh, NC 27612	Book 17726, Page 2202 Book 17727, Page 0504	\$650.00	Duplicate Fee	Approved
3.	Law Office of Hong Zhou 8214 Creedmoor Rd. Ste., 101 Raleigh, NC 27613	Book 17588, Page 1269 Book 17558, Page 1795	\$610.00	Duplicate Fee	Approved

**Total to be Refunded: \$ 1,830.00**

  
Charles P. Gilliam

**Wake County Register of Deeds**





## Legislation Details (With Text)

**File #:** 16-2697  
**Type:** Consent Item  
**Status:** Agenda Ready  
**In control:** Board of Commissioners  
**On agenda:** 3/16/2020  
**Final action:**  
**Title:** Proclamation Recognizing Girl Scout Week  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Girl Scout Week Item Summary 2020.pdf](#)  
[GIRLSCOUT WEEK 2020-PROCLAMATION.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Proclamation Recognizing Girl Scout Week

**That the Board of Commissioners proclaims March 8-14, 2020 as Girl Scout Week.**

**Item Title:** Proclamation Recognizing Girl Scout Week

**Specific Action Requested:**

**That the Board of Commissioners proclaims March 8-14, 2020 as Girl Scout Week.**

**Item Summary:**

March 8-14, 2020 is nationally recognized as Girl Scout Week. Year 2020 marks the 108th anniversary of the Girl Scouts and marks the centennial of the passage of the Nineteenth Amendment; a seminal moment for girls and women in our nation's history.

The Girl Scouts organization is the largest and most successful leadership program for girls in the world. In Eastern and Central North Carolina, they serve more than 27,000 girls and 9,000 volunteers. Girl Scouts work to champion the ambitions, cultivate the talents, and develop the skills of girls to be leaders in their own world, and in ours.

Today, more than 50 million women are Girl Scout alums, and 2.6 million girls and adults are current members.

**Attachments:**

1. Proclamation



**WAKE COUNTY BOARD OF COMMISSIONERS  
PROCLAMATION  
Recognizing the Week of March 8-14, 2020 as  
Girl Scout Week**

**WHEREAS**, on March 12, 1912, Juliette Gordon Low founded the first Girl Scout troop with 18 girls; and

**WHEREAS**, today, more than 50 million women are Girl Scout Alums, and 2.6 million girls and adults are current members; and

**WHEREAS**, Central and Eastern North Carolina serve more than 27,000 girls and have 9,000 adult volunteers; and

**WHEREAS**, Girl Scouts work to champion the ambitions, cultivate the talents, and develop the skills of girls to be leaders in their own world and in ours; and

**WHEREAS**, Girl Scouts combines time-tested, research-backed methods with exciting and modern programming that speaks to today's girls; and

**WHEREAS**, with more than 100 years of experience, Girl Scouts bring a wealth of knowledge to programs that deliver girls cornerstone experiences with benefits that last a lifetime; and

**WHEREAS**, we hope you will join Girl Scouts from around the country during the week of March 8-14, in celebrating Girl Scout Week as well as the Movement's 108<sup>th</sup> anniversary.

**NOW, THEREFORE, BE IT RESOLVED**, that the Wake County Board of Commissioners, does hereby proclaim March 8-14, 2020, as **GIRL SCOUT WEEK**.

**ADOPTED** this the 16th day of March 2020.

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Gregory D. Ford, Chairman  
Wake County Board of Commissioners



## Legislation Details (With Text)

**File #:** 16-2728

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Proclamation Recognizing April 2020 as the Kiwanis Club of Raleigh Centennial Anniversary Month

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Kiwanis Club Item Summary 3.16.20.pdf](#)  
[Proclamation for Kiwanis Club of Raleigh Centennial Anniversary 2020.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Proclamation Recognizing April 2020 as the Kiwanis Club of Raleigh Centennial Anniversary Month  
**That the Board of Commissioners recognizes the 100th Anniversary of the Kiwanis Club of Raleigh.**

**Item Title:** Proclamation Recognizing April 2020 as the Kiwanis Club of Raleigh Centennial Anniversary Month

**Specific Action Requested:**

**That the Board of Commissioners recognizes the 100th Anniversary of the Kiwanis Club of Raleigh.**

**Item Summary:**

Kiwanis International was founded as one of the nation's first service organizations in Detroit, Michigan on January 21, 1915. This organization became known as a place where professionals with diverse backgrounds could exchange ideas, form meaningful friendships and work to improve their communities.

The Kiwanis Club of Raleigh was organized on January 3, 1920 with 124 charter members and became the fifth Kiwanis club that was founded in the state of North Carolina and received its charter on April 8, 1920.

Today, the Kiwanis Club of Raleigh has 220 members and is the sixth largest Kiwanis club; of more than 7,300 Kiwanis clubs in 80 countries, and geographic areas around the world.

To commemorate its 100th anniversary, the Kiwanis Club of Raleigh has underwritten \$418,800 of the cost to the City of Raleigh of constructing the new Sassafras All-Children Playground at Laurel Hills Park that opened in November 2016 and completely renewing Kiwanis Park, whose original development in 1956 resulted from a partnership between the Club and the City, that reopened in November 2019.

**Attachments:**

1. Proclamation



**WAKE COUNTY BOARD OF COMMISSIONERS**  
**Proclamation**  
**Recognizing April 2020 as**  
**the Centennial Anniversary Month of the**  
**Kiwanis Club of Raleigh**

**WHEREAS**, the Wake County Board of Commissioners, recognizes the 100<sup>th</sup> Anniversary of the Kiwanis Club of Raleigh and

**WHEREAS**, Kiwanis International was founded as one of the nation's first service organizations in Detroit, Michigan on January 21, 1915, as a place where professionals with diverse backgrounds could exchange ideas, form meaningful friendships and work to improve their communities; and

**WHEREAS**, following an exploratory meeting of 16 Raleigh businessmen on December 5, 1919, the Kiwanis Club of Raleigh was organized and held its first meeting on January 3, 1920 with 124 charter members, the fifth Kiwanis club founded in the state of North Carolina, and received its charter on April 8, 1920; and

**WHEREAS**, the Kiwanis Club of Raleigh today at 220 members is the sixth largest of more than 7,300 Kiwanis clubs in 80 countries and geographic areas around the world with a total of 200,000 members; and

**WHEREAS**, the Kiwanis Club of Raleigh and its Raleigh Kiwanis Foundation to date have provided nearly \$1.4 million in financial support to more than 100 local and global charitable endeavors, benefitting those most in need, including underwriting and constructing a Habitat for Humanity home in southeast Raleigh in 1997, supporting the founding and continuing growth of the Boys and Girls Clubs of Wake County, supplying shoes to the County's foster children for over 40 years, helping serve lunch at the Shepherd's Table Soup Kitchen for the past 45 years, supplying dictionaries to 3<sup>rd</sup> and 4<sup>th</sup> grade students in Wake County schools, and conducting annual food drives for Urban Ministries and diaper drives for the Diaper Train; and

**WHEREAS**, to commemorate its 100<sup>th</sup> anniversary, the Kiwanis Club of Raleigh has underwritten \$418,800 of the cost to the City of Raleigh of constructing the new Sassafras All-Children Playground at Laurel Hills Park that opened in November 2016 and completely renewing Kiwanis Park, whose original development in 1956 resulted from a partnership between the Club and the City, that reopened in November 2019;

**NOW, THEREFORE BE IT RESOLVED**, that the Wake County Board of Commissioners does hereby proclaim **April 2020** as **KIWANIS CLUB OF RALEIGH CENTENNIAL ANNIVERSARY MONTH** and urges the residents of our community, and communities across the country, to recognize this organization and its continued contribution to Wake County for 100 years.

**ADOPTED** this the 16th day of March 2020.

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Gregory D. Ford, Chairman  
Wake County Board of Commissioners



## Legislation Details (With Text)

**File #:** 16-2706

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Amendment to the Wake County Jail Medical Plan

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Agenda Item Jail Medical Plan egl comments 02.17.2020.pdf](#)  
[GS 153A-224.pdf](#)  
[GS 153A-225.pdf](#)  
[GS 153A-225.2.pdf](#)  
[AMENDMENT TO THE WAKE COUNTY JAIL MEDICAL PLAN.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners	accepted	

Amendment to the Wake County Jail Medical Plan

**That the Board of Commissioners amends the Wake County Jail Medical Plan to provide a plan for reimbursement to Medicaid for inpatient medical expenses incurred by an inmate in the custody of the jail.**

**Item Title:** Amendment to Wake County Jail Medical Plan

**Specific Action Requested:**

**That the Board of Commissioners amends the Wake County Jail Medical Plan to provide a plan for reimbursement to Medicaid for inpatient medical expenses incurred by a resident in the custody of the jail.**

**Item Summary:**

**Purpose:** State statute requires the Board of Commissioners to amend and update the Jail Medical Plan and to make provisions of Medicaid reimbursement for services allowable to eligible inmates.

**Background:** N.C. General Statutes Ann. § 153A-225 provides that every county operating a local confinement facility promulgate a jail medical plan. Wake County's jail medical plan was last revised in 2007.

Session Law 2013-387 amended the statutes to allow a county to utilize Medicaid for inpatient hospitalization or for any other Medicaid services allowable for eligible inmates, provided that the plan includes a reimbursement process which pays to the State the State's portion of the costs, including the costs of the services provided and any administrative costs directly related to the services to be reimbursed, to the State's Medicaid program. The purpose of this amendment is to initiate and promulgate a process for reimbursement to the State of North Carolina, Division of Medical Assistance for Medicaid payments made to providers on behalf of eligible residents in the custody of (and housed in) any Wake County Detention facility.

**Board Goal:** This item supports routine County business.

**Fiscal Impact:** While this action will have no impact on the adopted FY 2020 operating budget or development of the FY 2021 operating budget, the amendment to the Jail Medical Plan to directly reimburse the State of North Carolina can provide savings in actual inpatient medical expenses incurred by Medicaid eligible residents in the custody of the jail.

**Additional Information:**

Each county which operates a local confinement facility such as a jail or detention center is responsible for the medical care and treatment of inmates. N.C. Gen. Stat. Ann. § 153A-224 provides that "the county operating the facility shall pay the cost of emergency medical services unless the inmate has third-party insurance, in which case the third-



party insurer shall be the initial payor and the medical provider shall bill the third-party insurer. The county shall only be liable for costs not reimbursed by the third-party insurer, in which event the county may recover from the inmate the cost of the non-reimbursed medical services.”

In Wake County, the jail utilizes full time medical infirmary and personnel within a medical unit headed by a full-time physician which provides medical care to residents housed in the Public Safety Center and the Hammond Road facility. However, occasionally it is necessary for a resident to be transferred to an outside medical provider and from time to time may be admitted to a local medical facility. In that event, the county is responsible for those medical costs and the County is required to reimburse those outside medical providers. N.C. Gen. Stat. Ann. § 153A-225.2 mandates that “[c]ounties shall reimburse those providers and facilities providing requested or emergency medical care outside of the local confinement facility the lesser amount of either a rate of seventy percent (70%) of the provider's then-current prevailing charge or two times the then-current Medicaid rate for any given service.”

In addition to the above requirements, N.C. Gen. Stat. Ann. § 153A-225 provides that every county operating a local confinement facility promulgate a jail medical plan. The statute as amended by Session Law 2013-387 allows a county to utilize Medicaid for inpatient hospitalization or for any other Medicaid services allowable for eligible prisoners, provided that the plan includes a reimbursement process which pays to the State the State portion of the costs, including the costs of the services provided and any administrative costs directly related to the services to be reimbursed, to the State's Medicaid program. By incorporating this amendment into the jail medical plan, the ability to utilize Medicaid for eligible jail residents can provide savings in actual inpatient medical expenses instead of reimbursing providers at the lesser of seventy percent (70%) of the provider's prevailing charge or two times the then-current Medicaid rate (as referenced in N.C. Gen. Stat. Ann. § 153A-225.2 in the previous paragraph).

Wake County has previously developed a “jail medical plan” in consultation with appropriate local officials and organizations, including the sheriff, the county physician, the local or district health director, and the local medical society. The plan is required to be approved by the local or district health director after consultation with the area mental health, developmental disabilities, and substance abuse authority, if it is adequate to protect the health and welfare of the prisoners. Upon a determination that the plan is adequate to protect the health and welfare of the prisoners, the plan must be adopted by the governing body.

The present plan does not provide for any processes for reimbursement to Medicaid. The purpose of this amendment is to initiate and promulgate a process for reimbursement to the State of North Carolina, Division of Medical Assistance for Medicaid payments made to providers on behalf of eligible residents in the custody of (and housed in) any Wake County Detention facility.

**Attachments:**

1. Copy of N.C.Gen. Stat. § 153A-224
2. Copy of N.C.Gen. Stat. § 153A-225
3. Copy of N.C.Gen. Stat. § 153A-225.2
4. Amendment to Jail Medical Plan

**§ 153A-224. Supervision of local confinement facilities.**

(a) No person may be confined in a local confinement facility unless custodial personnel are present and available to provide continuous supervision in order that custody will be secure and that, in event of emergency, such as fire, illness, assaults by other prisoners, or otherwise, the prisoners can be protected. These personnel shall supervise prisoners closely enough to maintain safe custody and control and to be at all times informed of the prisoners' general health and emergency medical needs.

(b) In a medical emergency, the custodial personnel shall secure emergency medical care from a licensed physician according to the unit's plan for medical care. If a physician designated in the plan is not available, the personnel shall secure medical services from any licensed physician who is available. The unit operating the facility shall pay the cost of emergency medical services unless the inmate has third-party insurance, in which case the third-party insurer shall be the initial payor and the medical provider shall bill the third-party insurer. The county shall only be liable for costs not reimbursed by the third-party insurer, in which event the county may recover from the inmate the cost of the non-reimbursed medical services.

(c) If a person violates any provision of this section, he is guilty of a Class 1 misdemeanor. (1967, c. 581, s. 2; 1973, c. 822, s. 1; 1993, c. 510, c. 539, s. 1061; 1994, Ex. Sess., c. 24, s. 14(c).)

**§ 153A-225. Medical care of prisoners.**

(a) Each unit that operates a local confinement facility shall develop a plan for providing medical care for prisoners in the facility. The plan:

- (1) Shall be designed to protect the health and welfare of the prisoners and to avoid the spread of contagious disease;
- (2) Shall provide for medical supervision of prisoners and emergency medical care for prisoners to the extent necessary for their health and welfare;
- (3) Shall provide for the detection, examination and treatment of prisoners who are infected with tuberculosis or venereal diseases; and
- (4) May utilize Medicaid coverage for inpatient hospitalization or for any other Medicaid services allowable for eligible prisoners, provided that the plan includes a reimbursement process which pays to the State the State portion of the costs, including the costs of the services provided and any administrative costs directly related to the services to be reimbursed, to the State's Medicaid program.

The unit shall develop the plan in consultation with appropriate local officials and organizations, including the sheriff, the county physician, the local or district health director, and the local medical society. The plan must be approved by the local or district health director after consultation with the area mental health, developmental disabilities, and substance abuse authority, if it is adequate to protect the health and welfare of the prisoners. Upon a determination that the plan is adequate to protect the health and welfare of the prisoners, the plan must be adopted by the governing body.

As a part of its plan, each unit may establish fees of not more than twenty dollars (\$20.00) per incident for the provision of nonemergency medical care to prisoners and a fee of not more than ten dollars (\$10.00) for a 30-day supply or less of a prescription drug. In establishing fees pursuant to this section, each unit shall establish a procedure for waiving fees for indigent prisoners.

(b) If a prisoner in the custody of a local confinement facility dies, the medical examiner and the coroner shall be notified immediately, regardless of the physical location of the prisoner at the time of death. Within five days after the day of the death, the administrator of the facility shall make a written report to the local or district health director and to the Secretary of Health and Human Services. The report shall be made on forms developed and distributed by the Department of Health and Human Services.

(b1) Whenever a local confinement facility transfers a prisoner from that facility to another local confinement facility, the transferring facility shall provide the receiving facility with any health information or medical records the transferring facility has in its possession pertaining to the transferred prisoner.

(c) If a person violates any provision of this section (including the requirements regarding G.S. 130-97 and 130-121), he is guilty of a Class 1 misdemeanor. (1967, c. 581, s. 2; 1973, c. 476, ss. 128, 138; c. 822, s. 1; 1973, c. 1140, s. 3; 1989, c. 727, s. 204; 1991, c. 237, s. 2; 1993, c. 539, s. 1062; 1994, Ex. Sess., c. 24, s. 14(c); 1995, c. 385, s. 1; 1997-443, s. 11A.112; 2003-392, s. 1; 2004-199, s. 46(a); 2011-145, s. 31.26(f); 2011-192, s. 7(n); 2013-387, s. 2; 2013-389, s. 1; 2018-76, s. 1.)

**§ 153A-225.2. Payment of medical care of prisoners.**

(a) Counties shall reimburse those providers and facilities providing requested or emergency medical care outside of the local confinement facility the lesser amount of either a rate of seventy percent (70%) of the provider's then-current prevailing charge or two times the then-current Medicaid rate for any given service. Each county shall have the right to audit any provider from whom the county has received a bill for services under this section but only to the extent necessary to determine the actual prevailing charge to ensure compliance with this section.

(b) Nothing in this section shall preclude a county from contracting with a provider for services at rates that provide greater documentable cost avoidance for the county than do the rates contained in subsection (a) of this subsection or at rates that are less favorable to the county but that will ensure the continued access to care.

(c) The county shall make reasonable efforts to equitably distribute prisoners among all hospitals or other appropriate health care facilities located within the same county and shall do so based upon the licensed acute care bed capacity at each of the hospitals located within the same county. Counties with more than one hospital or other appropriate health care facility shall provide semiannual reports conspicuously posted on the county's Web site that detail compliance with this section, including information on the distribution of prisoner health care services among different hospitals and health care facilities.

(d) For the purposes of this section, "requested or emergency medical care" shall include all medically necessary and appropriate care provided to an individual from the time that individual presents to the provider or facility in the custody of county law enforcement officers until the time that the individual is safely transferred back to the care of county law enforcement officers or medically discharged to another community setting, as appropriate. (2013-387, s. 1.)

## **AMENDMENT TO THE WAKE COUNTY "JAIL MEDICAL PLAN"**

The Wake County Jail Medical Plan is hereby amended to include the following provisions allowing the Jail to utilize Medicaid for inpatient hospitalization or for any other Medicaid services allowable for eligible prisoners.

### **EFFECTIVE DATE**

Beginning March 15, 2020 and continuing thereafter, there is hereby created a Medicaid reimbursement plan which shall process and make reimbursement payments to the North Carolina Division of Medical Assistance for Medicaid payments made on behalf of eligible inmates. Any eligible inmate in the care and custody of the Wake County Sheriff or housed in any local confinement facility operated by Wake County shall utilize Medicaid to the extent allowed by applicable rules and regulations governing Medicaid benefits for inpatient hospitalization or for any other Medicaid services allowable for eligible inmates. Upon receipt of notice of Medicaid payments made for medical care on behalf of eligible inmates, Wake County shall forthwith reimburse Medicaid to the extent of any payments made for inpatient hospitalization or for any other Medicaid services allowable. This reimbursement plan shall reimburse to the State the State portion of the costs, including the costs of the services provided and any administrative costs directly related to the services to be reimbursed, to the State's Medicaid program as provided for in N.C. Gen. Stat. Ann. § 153A-225(a)(4).

### **ELIGIBLE PRISONERS' MEDICAL EXPENSE**

Whenever a Medicaid eligible inmate is in the care and custody of the Wake County Sheriff at either the Hammond Road Detention Center or the Public Safety Center and is determined to be in need of inpatient hospitalization or is in need of any other medically necessary allowable Medicaid medical services, there is hereby created a process for the reimbursement to the North Carolina Division of Medical Assistance, the amounts paid by Medicaid for those medical services out of a fund created by the Finance Department of Wake County Entitled "Reimbursement Fund for Eligible Medicaid Expenses." Whenever Medicaid has made payment to any medical provider on behalf of an inmate in the custody of the Wake County Sheriff and Wake County Jail, upon submission to the Chief Financial Officer of the County, the County shall pay to the State of North Carolina the State's portion of said payments.

### **ADMINISTRATIVE COSTS DIRECTLY RELATED TO THE SERVICES TO BE REIMBURSED**

Out of the "Reimbursement Fund for Eligible Medicaid Expenses" the County shall, upon receipt of satisfactory documentation from the State, reimburse any administrative costs directly related to any services to be reimbursed as set forth in the preceding paragraph.



## Legislation Details (With Text)

**File #:** 16-2715

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

**In control:** Facilities Design & Construction

**On agenda:** 3/16/2020      **Final action:**

**Title:** Land Acquisition of a Parcel of Land Containing a Total of 19.59 Acres Located off S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [2020-3-2 BOC Agenda Item - ToFV - First Reading 3-16-2020.pdf](#)  
[WCPSS Presentation Land Acquisition Fuquay.pdf](#)  
[2020-2-22 Precis and Offer to Purchase E49-M15 Adjacent Town of FV Parcel 11-19-19.pdf](#)  
[2019-09-26 Report Appraisal TFW parcel Seagle Associates.pdf](#)  
[2020-1-20 E49-M15 Recombination Survey draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Land Acquisition of a Parcel of Land Containing a Total of 19.59 Acres Located off S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$773,752 pursuant to N.C.G.S 115C-426.

**Item Title:** Land Acquisition of a Parcel of Land Containing a Total of 19.59 Acres Located off S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

**Specific Action Requested:**

**That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$773,752 pursuant to N.C.G.S 115C-426.**

**Item Summary:**

**Purpose:** The Board of Commissioners must approve funding for land acquisition by the Wake County Board of Education.

**Background:** On October 15, 2019, the Board of Education approved the terms and conditions for an offer to purchase of a parcel of land containing a total of 19.59 acres and improvements thereon located in the Southern Wake County/Fuquay-Varina Area (adjacent to the E-49/M-15 land bank site) from Town of Fuquay-Varina, a North Carolina Municipal Corporation, (hereinafter "Town") together with an improved access easement from the site to Bowling Road, for a total price of \$771,921, subject to approval of funding by the Board of Commissioners. Following approval of the contract by the Town on November 4, 2019, the Board of Education ratified and affirmed its approval of the contract terms and conditions on November 19, 2019. This land acquisition provides additional acreage for design flexibility for the schools planned on this property.

**Board Goal:** This Board action supports routine County operations.

**Fiscal Impact:** Funding is available from the Land Acquisition Component of the Board of Education's Capital Improvement Plan Funds for the purchase price together with closing costs in an amount not to exceed \$773,752.

**Additional Information:**

**Need for Acquisition:**

The Board of Education utilizes ongoing data-driven processes to identify school site locations needed to address growth and crowding in the Wake County Public School System. Acquisition needs were identified in the southern Wake County area for additional capacity. Given the growth and development in the area, current utilization levels in area schools, the distance to existing and planned schools, and specific regional instructional program, the need for a land bank site in the area is well supported. In response thereto, the Board of Education acquired a 60.999 acre





## Legislation Details (With Text)

**File #:** 16-2713

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Memorandum of Understanding In Support of Continued Development of the Greater Triangle Commuter Rail Project

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Agendaitem.pdf](#)  
[MOU Presentation Greater Triangle2.pdf](#)  
[MOU+EXHIBIT+SIGNATURES.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners	accepted	

Memorandum of Understanding In Support of Continued Development of the Greater Triangle Commuter Rail Project

**That the Board of Commissioners approves the attached Memorandum of Understanding with GoTriangle, CAMPO, Durham County, DCHC, NCDOT, North Carolina Railroad Company, and potentially Johnston County in Support of Continued Development of the Greater Triangle Commuter Rail Project.**

**Item Title:** Memorandum of Understanding in Support of Continued Development of the Greater Triangle Commuter Rail Project

**Specific Action Requested:**

**That the Board of Commissioners approves the attached Memorandum of Understanding with GoTriangle, CAMPO, Durham County, DCHC, NCDOT, North Carolina Railroad Company, and potentially Johnston County in Support of Continued Development of the Greater Triangle Commuter Rail Project.**

**Item Summary:**

**Purpose:** The Board of Commissioners has entered into several regional agreements to govern the implementation of the Wake Transit Plan. In this action, the Board will approve a MOA that for the next phase of study and activities for Commuter Rail.

**Background:** The Wake Transit Plan contemplates 37 miles of commuter rail on the North Carolina Railroad Company Corridor from Garner through Raleigh, RTP, and Durham to Duke University. The Major Investment Study and Greater Triangle Commuter Rail Study are complete. However, additional activities (Early Project Development) are necessary before initiating project design and implementation and applying for entry into the federal project development process.

Building on prior studies, the MOU outlines four goals during the next phase of work for commuter rail, identifies 22 activities in the accompanying Exhibit A to occur during Early Project Development, and defines the roles and responsibilities of Wake County and the other MOU parties during these activities.

The cost share for Early Project Development follows the same 67% cost share approach as the MIS and Greater Triangle Regional Rail Study. During Early Project Development, Wake County will be significantly involved in the facilitation of a cost-sharing negotiation for the non-federal share estimated for the commuter rail project.

**Board Goal:** This action is directly related to Objective GS5, Guide the implementation of the Wake County Transit Plan and implements initiative GS5.1, to monitor and oversee the deliverables and processes established by the transit governance interlocal agreement. It also complements other initiatives in Objective GS5.

**Fiscal Impact:** This action has no impact on County of Wake general or other major funds. It does impact the use of Article 43, the ½ cent sales tax for transit, which is governed by the Financial Plan Agreement and the Wake Transit Governance Interlocal Agreement. Funds for the Early Project Development activities are from funds currently held in

reserve in the Triangle Tax District Wake Capital Fund, funds to be appropriated in the Durham/Orange Fund, and contributions from NCRR and Johnston County.

### **Additional Information:**

*Prior Studies:* The Wake Transit Plan recommends 37 miles of commuter rail on the North Carolina Railroad Company Corridor from Garner through Raleigh and RTP to Durham to Duke University. Approximately 2/3 of the proposed mileage is in Wake County and a financial partnership with Durham County is assumed. The Wake Transit Plan states that, for the first few years, the commuter rail project would be studied to confirm if the project is the most viable approach and that the project is subject to funds from County partners and successful federal funding. On October 16, 2017, the Board of Commissioners approved a Memorandum of Agreement for the Commuter Rail Portion of the Major Investment Study which memorialized the cost share between the Wake Transit Plan Revenues and Durham Transit Plan Revenues for the costs to be incurred for the commuter rail portion of the Major Investment Study. On January 7, 2020, the Board of Commissioners approved an amendment to the cost share agreement and authorized additional work as part of the Greater Triangle Commuter Rail Study.

Through both studies, updated information is available regarding the commuter rail project contemplated in the adopted Wake Transit Plan. The Major Investment Study found that commuter rail would be faster than the bus and competitive with auto commuting; four station zones stand out for transit support (Downtown Durham, East Durham, NC State, Union Station) but many station areas need significant connectivity improvements; few stops and faster running times does not necessarily lead to increased ridership; and lower frequency service does produce higher riders per hour mostly as a result of limiting departure time choices. The Greater Triangle Commuter Rail Study found that two scenarios are candidates for federal funding for the project: 20 week-day round trips (8-2-8-2) between Durham and Garner and 20 week-day round trips (8-2-8-2) between Durham and Clayton. Both of these scenarios have mobility improvements, environmental benefits, congestion relief, economic development potential, and land use potential combined with ridership to warrant federal funds. However, the study also found that no matter what service scenario, even those running as few as seven week-day round trips (3-1-3-1), significant infrastructure improvements are needed including adding an additional track over and above those that currently exist in the North Carolina Railroad Corridor. These infrastructure improvements are costly; revised cost estimates for commuter rail ranges between \$1.4 - \$1.8 billion between Durham and Garner, and assuming a 67 percent share in costs for the Wake Transit Plan, this results in a \$54 to \$268 million increase over the current assumptions for commuter rail for Wake Transit.

*Memorandum of Understanding:* The MOU identifies four purposes; 1) the mutual understanding regarding roles and responsibilities during Early Project Development; 2) the priority activities, tasks, and decisions to be achieved during Early Project Development to identify a commuter rail service that will be technically, financially, legally, and politically achievable; 3) the intent to work in good faith during Early Project Development; and 4) the intent to lay a strong foundation for potential future implementation of the Project including future agreements for project development, construction, operations, and maintenance.

Early Project Development will include 22 activities, as shown on Exhibit A to the MOU. These activities include community engagement, agency coordination, environmental scoping, identification of critical agreements, preliminary engineering design for key risk areas, refinement of cost estimates and timelines, modeling with CSX and Norfolk Southern, obtaining resolutions of support for moving forward with the project from all affected local governments and major institutions, engagement with local land use authorities, and facilitation of a cost-sharing negotiation for the non-federal share estimated for the commuter rail project.

The MOU outlines the roles and responsibility of Wake County as it relates to project development. The role and responsibility outlined for Wake is the same as Durham County in the MOU as both counties have authorized advisory referenda for local option sales taxes supporting implementation of their transit plans, adopted financial plans, and entered into interlocal agreements that outline planning, funding, expansion, construction, and operations of the County transit plans. The MOU also identifies Wake County, along with Durham County, CAMPO, DCHC, and GoTriangle as a funding party as the parties share a collective responsibility for the expenditure of transit revenues pursuant to state law and interlocal agreements. Moreover, the counties also provide a role in supporting the facilitation of a cost-sharing negotiation among the Funding Parties for the project.

*Financial Plan Agreement and Cost-Sharing:* On September 6, 2016, the Board of Commissioners approved Wake County entering into a Financial Plan Agreement with GoTriangle, Durham County, Orange County, the Capital Area Metropolitan Organization (CAMPO), the Durham Chapel-Hill, Carrboro Metropolitan Planning Organization (DCHC MPO), and the Burlington-Graham Metropolitan Planning Organization. This Financial Plan Agreement set for the scope and content of the area's respective transit plans, and provided that 100 percent of all transit revenues collected on behalf of Durham and Orange counties would remain solely dedicated and segregated for the benefit of the Durham and Orange Transit Plans. Likewise, all transit revenues collected on behalf of Wake County would be segregated and solely dedicated to fund the Wake Transit Plan. The Agreement clarified that to the extent that there are regional transit projects crossing the jurisdictional boundaries of Wake, Durham, or Orange counties, the Agreement clarifies that nothing restricts the parties from entering into Cost Sharing Agreements for the same.

Approximately two-thirds of the proposed mileage between Wake and Durham counties is in Wake County and a financial partnership with Durham County is assumed. Wake County is covering approximately 67% of early project development activities which corresponds to the percentage of assumed track miles that will fall within Wake County. The cost share for Early Project Development follows the same 67% cost share approach as the MIS and Greater Triangle Regional Rail Study. \$6 million of these funds are scheduled to be approved by GoTriangle and CAMPO at their March board meetings at the same time the MOU is considered. Durham County approved GoTriangle allocating \$2.7 million of Durham County transit funds and the MOU at their March 9<sup>th</sup> Board meeting. NCRRT is scheduled to approve the appropriation of \$250,000 and the MOU at their March 19<sup>th</sup> Board meeting. And, Johnston County is scheduled to consider the appropriation of \$250,000 towards Early Project Development activities at their April 6<sup>th</sup> Board Meeting if they desire to move forth with the next stage of scenarios which would include a station in Clayton. During Early Project Development, Wake County will be

significantly involved in the facilitation of a cost-sharing negotiation with Durham County (and if applicable Johnston County) for the non-federal share estimated for the larger commuter rail project.

*Board of Commissioners Work Session and Next Steps:* The results of the Greater Triangle Commuter Rail Study were shared with the Board of Commissioners at its February 10th work session. At the work session, the Board of Commissioners supported moving forward with the next steps of additional study for Commuter Rail. The Board indicated its support for approving a memorandum of understanding for the next phase of the project and acknowledging a cost share methodology for the next phase of work at its March 16, 2020 board meeting. However, as updated cost estimates are prepared as part of early project development activities, the Board stated that it wants to ensure that a specific, targeted conversation is had with the Board of Commissioners regarding balancing the implementation of commuter rail against the other big moves included in the Wake Transit Plan. The Board reiterated that ultimately, the voters hold them accountable for the success of the Wake Transit Plan. As updates are made to the transit plan, it will be important to brief and consult with the Board of Commissioners to ensure the continued success of Wake Transit implementation.

The MOU is responsive to the Board's feedback. During Early Project Development, Wake County, along with Durham County, the DCHC and CAMPO metropolitan organizations, and GoTriangle will jointly develop a cost-sharing agreement that authorizes GoTriangle to allocate and disburse the transit plan's respective shares after Early Project Development to plan, design, finance, construct, insure, operate, and maintain the Project. Also, prior to entry into federal project development, the Board of Commissioners will be asked to approve a resolution of support for moving forward with the Project Concept along with other affected local governments and major institutions. Finally, the County as a supporting party, will be engaging with local land use authorities, and affected major institutions and agency partners, to evaluate and consider strategies to bolster Land Use and Economic Development ratings and increase project benefits. This last activity is also consistent with the board initiative to GS5.2: Encourage best development practices and create affordable housing opportunities in areas identified for transit improvement. Through Growth and Sustainability committee meetings, board work sessions, and board meetings, the Board of Commissioners will continue to be updated and able to provide feedback to shape the commuter rail project and shape a decision whether to enter the federal pipeline for the project.

**Attachments:**

1. Presentation
2. Draft Memorandum of Understanding



## Legislation Details (With Text)

**File #:** 16-2624

**Type:** Regular Item

**Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020

**Final action:**

**Title:** Approval of 2020 Board Goals, Objectives and Initiatives

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [00 - DRAFT - Approval of 2020 Board Goals, Objectives and Initiatives.pdf](#)  
[01 - Board Goals Presentation 2020.03.16.pdf](#)  
[02 - Board Goals, Objectives, and Initiatives for 2020.pdf](#)  
[03 - Priority Initiatives for 2020.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners	accepted	

Approval of 2020 Board Goals, Objectives and Initiatives

**That the Board of Commissioners approves the 2020 Wake County Board Goals, Objectives and Initiatives.**

**Item Title:** Approval of 2020 Board Goals, Objectives and Initiatives

**Specific Action Requested:**

**That the Board of Commissioners approves the 2020 Wake County Board Goals, Objectives and Initiatives.**

**Item Summary:**

**Purpose:** The Board of Commissioners updates a set of goals, objectives and initiatives each calendar year. The Board and County staff use the goals to focus Board Committee discussions, guide staff work, and set budget priorities.

**Background:** The Board of Commissioners held a planning retreat on February 7, 2020. Commissioners and staff reviewed the status of 2019 initiatives, removed completed or ongoing initiatives, and created new initiatives for 2020. Each session identified priority initiatives within each goal area (i.e. 'Growth and Sustainability', 'Public Safety').

**Board Goal:** This action establishes the Board of Commissioners goals, objectives and initiatives for the 2020 calendar year.

**Fiscal Impact:** This action has no direct financial impact.

**Additional Information:**

The Board of Commissioners were provided a draft of the 2020 goals, objectives and initiatives at the March 9<sup>th</sup> Work Session. Staff reviewed specific items where Board consensus was needed and requested additional feedback. Revisions and proposed edits received after the work session will be provided to the board in the presentation.

Following Board approval, County staff will develop work plans for each initiative and will update the Board on initiative statuses through the Wake County Transparency Portal (<http://www.wakegov.com/transparency/goals>).

**Attachments:**

1. Presentation
2. Board Goals, Objectives, and Initiatives for 2020
3. Prioritized Initiatives for 2020



## Legislation Details (With Text)

**File #:** 16-2648  
**Type:** Appointment  
**Status:** Agenda Ready  
**In control:** Board of Commissioners  
**On agenda:** 3/16/2020  
**Final action:**  
**Title:** Alliance Health  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Alliance Health Item Summary .pdf](#)  
[Alliance Health Member List.pdf](#)  
[Alliance Health Board 2019 Attendance.pdf](#)

Date	Ver.	Action By	Action	Result
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Alliance Health  
Enter Recommended Action Here



**Item Title:** Alliance Behavioral Healthcare

**Contact Person:** Veronica Ingram 919-651-8466 vingram@alliancebhc.org

**Function:** Manages the public mental health, intellectual/developmental disability and substance abuse services for the citizens of Durham, Cumberland, Johnston and Wake Counties

**Special Qualifications:** None

**Meeting Schedule:** 1st Thursday of each month, 4:00-6:00 P.M., 4600 Emperor Blvd. RM 208, Durham, NC

**Number of members total on Board:** 7

**Number of Appointments Made By Board of Commissioners:** 7

**Term Length:** 24 months

**THREE VACANT POSITIONS:**

Resignation: Mr. George Corvin – Term Ended
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**Individuals interested in Reappointment:**

1. Ms. Anna Diaz
2. Mr. James Edgerton

**Individual interested in Appointment:**

1. \_\_\_\_\_

**Attachments: 6**

1. Item Summary
2. Member List
3. Applicant Roster
4. Applicant Packet
5. Board Choices
6. Attendance



## Legislation Details (With Text)

<b>File #:</b>	16-2649	<b>Status:</b>	Agenda Ready
<b>Type:</b>	Appointment	<b>In control:</b>	Board of Commissioners
<b>On agenda:</b>	3/16/2020	<b>Final action:</b>	
<b>Title:</b>	Citizens Energy Advisory Commission		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	<a href="#">Citizens Energy Item Summary.pdf</a> <a href="#">Citizens Energy Member List 2020.pdf</a> <a href="#">Citizens Energy Applicant Roster 2020.csv</a> <a href="#">Citizens Energy Applicants 2020.pdf</a> <a href="#">Citizens Energy Board Choices 2020.csv</a> <a href="#">Copy of CY2019-2020 Rolling 12 months_Energy Commission Attendance_Clerk Template_February</a>		

Date	Ver.	Action By	Action	Result
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Citizens Energy Advisory Commission  
Enter Recommended Action Here

**Item Title:** Wake County Citizens Energy Advisory Commission

**Function** To advise Wake County on the reduction of energy consumption.

**Meeting Schedule:** Last Tuesday of the month, 11:30 a.m., General Services Conference Room

**Number of appointments made by County Commissioners:** 15

**FOUR VACANT POSITIONS:**

<b>Resignation: Mr. Mike Kasopsky Ms. Jennifer Royle</b>
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**Individuals Interested in Reappointment:**

1. Mr. Robert Leker
2. Mr. Jon Miller

**Individuals Interested in Appointment:**

1. \_\_\_\_\_
2. \_\_\_\_\_

**Attachments: 6**

1. Item Summary
2. Members
3. Applicants
4. Applicant Roster
5. Applicant Board Choices
6. Attendance



## Legislation Details (With Text)

**File #:** 16-2650

**Type:** Appointment      **Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Fire Commission

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Item Summary Fire Commission.pdf](#)  
[Fire Commission Member List.pdf](#)  
[Fire Commission Applicant Roster .pdf](#)  
[Fire Commission Applicants.pdf](#)  
[Fire Commission Board Choices .pdf](#)  
[Fire Commission Attendance 2-3-20.pdf](#)

Date	Ver.	Action By	Action	Result
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Fire Commission  
Enter Recommended Action Here

**Item Title:** Wake County Fire Commission

**Function** Advise the Board of Commissioners regarding fire protection service delivery issues.

**Meeting Schedule:** 3<sup>rd</sup> Thursday of every other month (beginning in January), 7:00 p.m. EMS Training Room, Wake Commons

**Number of members total on Committee:** 12, plus participating municipality reps

**Number of appointments made by County Commissioners:** 12

**ONE VACANT POSITION:**

<b>Resignation:</b> Chief Rodney Privette, Primary, East Region
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**Individual interested in Appointment:**

1. Mr. Alton Staples, Primary, East Region

**Attachments:** 6

1. Item Summary
2. Members List
3. Applicant Roster
4. Applicant Packet
5. Board Choices
6. Attendance



## Legislation Details (With Text)

**File #:** 16-2651

**Type:** Appointment      **Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** GoTriangle Citizens Transit Advisory Committee

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Go Triangle Citizen Advisory Committee Item Summary.pdf](#)  
[GoTriangle Transit Mbr List.pdf](#)  
[GoTriangle Transit Citizens Applicant Roster .pdf](#)  
[GoTriangle Transit Citizens Applicants.pdf](#)  
[GoTriangle Transit Board Choices .pdf](#)  
[Copy of Transit Advisory Committee Attendance Record - Wake County.pdf](#)

Date	Ver.	Action By	Action	Result
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GoTriangle Citizens Transit Advisory Committee  
Enter Recommended Action Here

**Item Title: Go Triangle Transit Citizen Advisory Committee**

**Function:** Provide advice and feedback to the Board on current and emerging issues associated with planning and providing a high-quality transit network. Such advice may consider: planning for public transportation systems; views of various constituent groups; suggesting how transit can assist with equity issues, such as homelessness, affordable housing, economic opportunity, individuals with handicaps and/or disabilities, and seniors; providing information regarding the customer experience of transit riders; communicating stakeholder opinions, attitudes, and needs to the Board and identify areas of concern and recommend changes.

**Meeting Schedule:** TBD

**Number of members total on Board:** 30

**Number of appointments made by County Commissioners:** 14

**ONE VACANT POSITION:**

**Individual Interested in Appointment:**

1. \_\_\_\_\_

**Attachments: 6**

1. Item Summary
2. Member List
3. Applicant Roster
4. Applicant Packet
5. Board Choices
6. Attendance



## Legislation Details (With Text)

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**File #:** 16-2654

**Type:** Appointment      **Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Holly Springs Board of Adjustment

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Holly Springs BOA 2020.pdf](#)  
[Letter of Recommendation Holly Springs Crigger.pdf](#)  
[Holly Springs BOA Member List.pdf](#)

Date	Ver.	Action By	Action	Result
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Holly Springs Board of Adjustment  
Enter Recommended Action Here



**Item Title:** Holly Springs Board of Adjustment

**Function:** To hear and decide on appeals in zoning cases in Holly Springs jurisdiction

**Number of members total on Board:** 8

**Number of appointments made by County Commissioners:** 2

**ONE VACANT POSITION**

**Individual Interested in Appointment/Recommended by the Town Board:**

1. Ms. Elaine Crigger, Alternate

**Attachments: 3**

1. Item Summary
2. Town recommendation
3. Member List



## Legislation Details (With Text)

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**File #:** 16-2699

**Type:** Appointment      **Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Holly Springs Planning Board

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Holly Springs Planning Board Item Summary 2020.pdf](#)  
[Letter of Recommendation Holly Springs - Stuckey PB.pdf](#)  
[Holly Springs Planning Board Member List.pdf](#)

Date	Ver.	Action By	Action	Result
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Holly Springs Planning Board  
Enter Recommended Action Here

**Item Title:** Holly Springs Planning Board

**Function:** To advise the Town of Holly Springs on planning and zoning matters

**Number of members total on Board:** 8

**Number of appointments made by County Commissioners:** 1

**ONE VACANT POSITION**

**Individual Interested in Appointment/Recommended by the Town Board:**

1. Mr. Mark Stuckey, ETJ

**Attachments:**

1. Item Summary
2. Board membership
3. Town recommendation



## Legislation Details (With Text)

**File #:** 16-2700

**Type:** Appointment      **Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Knightdale Land Use Review Board

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Knightdale Land Use and Review Item Summary 2020.pdf](#)  
[Knightdale Land Use Letter of Recommendation-Pope.pdf](#)  
[Knightdale Land Use Member List.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners	accepted	

Knightdale Land Use Review Board  
Enter Recommended Action Here

**Item Title:** Knightdale Land Use Review Board

**Function:** To advise the Town of Knightdale on planning and zoning matters

**Number of members total on Board:** 8

**Number of appointments made by County Commissioners:** 3 ETJ members

**ONE VACANT POSITION**

**Individuals Interested in Reappointment/Recommended by the Town Board:**

1. Mr. Bradley Pope

**Attachments: 3**

1. Item Summary
2. Board membership
3. Town recommendation



## Legislation Details (With Text)

**File #:** 16-2652

**Type:** Appointment      **Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Wake County Planning Board

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Wake County Planning Board Item Summary.pdf](#)  
[Planning Board Member List.pdf](#)  
[Planning Board Applicant Roster.pdf](#)  
[Planning Board Applicants.pdf](#)  
[PB Board Choices .pdf](#)  
[Planning Board Attendance.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Wake County Planning Board  
Enter Recommended Action Here

**Item Title:** Wake County Planning Board

**Function:** To advise the County on planning and zoning matters

**Meeting Schedule:** 1<sup>st</sup> and 3<sup>rd</sup> Wednesday at 1:30 p.m., Room 700, Courthouse

**Number of members total on Board:** 10

**Number of appointments made by County Commissioners:** 10

**ONE VACANT POSITION**

**Individual Interested in Appointment:**

1. \_\_\_\_\_

**Attachments: 6**

1. Item Summary
2. Members
3. Applicants
4. Applicant Roster
5. Board Choices
6. Attendance



## Legislation Details (With Text)

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**File #:** 16-2701

**Type:** Appointment      **Status:** Agenda Ready

**On agenda:** 3/16/2020      **In control:** Board of Commissioners

**Title:** Upcoming Vacancies for April      **Final action:**

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [April Vacancies 2020.pdf](#)

Date	Ver.	Action By	Action	Result
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Upcoming Vacancies for April  
Enter Recommended Action Here



## **Upcoming Vacancies for April 2020**

**(All applications are due March 18, 2020 by COB)**

### **Adult Care Home Community Advisory Committee – 3 vacancies(appts)**

1. Ms. Tiffany Bryant
2. Ms. Diane Hultzman
3. Ms. Lauren Zingraff

### **Planning Board – 1 vacancy**

1. \_\_\_\_\_ to replace Susan Sandford

### **Wake Technical Community College Board of Trustees – 1 vacancy**

1. \_\_\_\_\_ to replace Chad Price

### **Yates Mill Park Advisory Board – 1 vacancy (appt)**

1. Mr. Gary Hunter

2/28/20YG



## Legislation Details (With Text)

**File #:** 16-2725

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Downtown South Stadium Study Report

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Downtown South Stadium Study Report Item Summary.pdf](#)  
[JLL Commission Council Briefing revised0313 forWCC.pdf](#)  
[JLL Stadium Feasibility Final Report 031220 3c.pdf](#)

Date	Ver.	Action By	Action	Result
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Downtown South Stadium Study Report

**That the Board of Commissioners receives the Downtown South Stadium Study as completed by JLL.**

**Item Title:** Downtown South Stadium Study Report

**Specific Action Requested:**

**That the Board of Commissioners receives the Downtown South Stadium Study as completed by JLL.**

**Item Summary:**

In September and October 2019, the Wake County Board of Commissioners and the Raleigh City Council authorized staff to jointly engage a consultant to conduct a study on the proposed soccer and entertainment stadium in the Downtown South project and the surrounding properties. The City and County agreed to jointly fund the project 50/50 up to \$100,000. The City served as the lead agency on the project. The City contracted with JLL, the same firm that recently completed the Wake County Destination Strategic Plan.

The scope of the study included:

- Market demand – local market characteristics, economic trends, site analysis, comparable and competitive facilities, best practices, and impact on surrounding properties particularly property values, traffic impacts and parking impacts
- Facility programming – programming options for sport, entertainment and meetings, impact to existing venues, economic impact on Raleigh and Wake County markets
- Organizational scenarios – facility ownership and management model, financing model used in comparable markets, high level pro forma

The project lead from JLL will present the findings to the Wake County Board of Commissioners on Monday, March 16 and to the Raleigh City Council on Tuesday, March 17.

This item is for information only. No action is requested.

**Attachments:**

1. Presentation
2. Report from JLL

## Other Programming/Uses

In keeping with the assertion that a mix of uses that complement soccer will help the venue achieve higher visitation and maximize material overnight visitor potential, JLL identified potential other uses for the stadium. An initial overview and projected activity of potential highest-and-best uses are:

Venue Highest-and-Best Uses	Projected Annual Activity/ Events		
	Existing	New	Total
Professional Soccer (NC Courage, NCFC) and Shaw Soccer	35		35
Specialty Sporting Events (out-of- market tournaments/other sports)		4-6	4-6
Concerts (10,000 -12,000 attendees) across various genres		6-8	6-8
Large scale, signature festival (requires an urban footprint)		1	4
Smaller scale festivals (grow existing events and new)	1	2	3
<b>Total</b>	<b>36</b>	<b>12-17</b>	<b>48-53</b>

As noted, the uses were determined given their complementarity to soccer use and their ability to drive material levels of day and overnight visitors. Projections for other potential uses were determined based on the activity's scheduling and ability to complement the professional soccer season dates.

- **Other Field Sports**

While the primary use of the facility will be as the home of the North Carolina Courage and North Carolina FC, the venue is envisioned to host championship collegiate games and a number of specialty youth sporting events (e.g., lacrosse, field hockey, and rugby) that would be new to the area. Some discussion centered around the potential addition of a track to provide the option of hosting track and field events. While JLL sees much merit and opportunity in such an addition, potential programming for track and field events was not included in this assessment.

As noted above, this flexibility is key to the increased activity at the venue. JLL worked with GRSA and other local organizers to refine uses and project the number of such events to be expected once the facility is stabilized. It is assumed that recruitment of other field and sports events will be conducted in partnership with GRSA.

Earlier in the market demand analysis, JLL posed the potential use of the facility for (American) football games for local colleges or high-school championships. Stakeholder feedback and input from sports event organizers suggested that there is not sufficient demand for the use and that the time needed to transform and prepare the field to/from American football use may not be the venue's highest and best use.

- **Concert Venue**

Conversations with concert promoters indicate that Raleigh/Wake County is a strong entertainment market thanks to its range of demographics, higher than average household income levels, as well as the central location of the Triangle.

These conversations suggest that the new venue, if sized strategically (10,000 – 12,000 seats ) and specifically including design elements for some level of entertainment use (e.g. projection infrastructure and additional seating) would be complementary to Red Hat Amphitheater, Coastal Credit Union Amphitheater at Walnut Creek, and Koka Booth Amphitheater.

Concert organizers already booking business in the area suggest that such a facility could potentially support upwards of 8 concerts annually. This would be new concert activity and would not displace events at existing venues.

The example on the following page is an MLS stadium where entertainment was factored into the initial design. Optimal use of the facility as a concert venue would be strengthened through a partnership with a national promoter to lead marketing and booking efforts.



## Legislation Details (With Text)

<b>File #:</b>	16-2630	<b>Status:</b>	Agenda Ready
<b>Type:</b>	Regular Item	<b>In control:</b>	Board of Commissioners
<b>On agenda:</b>	3/16/2020	<b>Final action:</b>	
<b>Title:</b>	Public Hearing and Approval of Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \$4,850,000 in Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	<a href="#">Wake County Housing Authority TEFRA Hearing &amp; Resolution - Item Summary 20200316.pdf</a> <a href="#">WCHA - Crestfield Apts - Presentation for County Commissioners.pdf</a> <a href="#">Attachment 1 - TEFRA Approval Requirement.pdf</a> <a href="#">Attachment 2 - Development Description .pdf</a> <a href="#">Attachment 3 - Notice of Public Hearing.pdf</a> <a href="#">Attachment 4 - Authorizing Resolution Town of Wendell dtd 20200127.pdf</a> <a href="#">Attachment 5 - Prelim Approving Resolution WC Housing Authority dtd 20181114.pdf</a> <a href="#">Attachment 6 - Draft BOC Authorizing Resolution; Certificate of Public Hearing.pdf</a>		

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners	accepted	

Public Hearing and Approval of Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \$4,850,000 in Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020

### That the Board of Commissioners:

1. Conducts a public hearing; and
2. Adopts a resolution approving the issuance by the Housing Authority of the County of Wake (the "Authority") of not to exceed \$4,850,000 in Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended (the "Code").

**Item Title:** Public Hearing and Approval of Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \$4,850,000 in Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020

**Specific Action Requested:**  
**That the Board of Commissioners:**

1. Conducts a public hearing; and
2. Adopts a resolution approving the issuance by the Housing Authority of the County of Wake (the "Authority") of not to exceed \$4,850,000 in Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended (the "Code").

**Item Summary:**

**Purpose:** The Authority seeks to issue tax-exempt Multifamily Housing Revenue Bonds for development of Crestfield Apartments for seniors in Wendell, NC. Issuance of tax-exempt bonds by the Authority for any project within Wake County is required to be approved by the Board of Commissioners under the Code.

**Background:** Federal tax law requires that tax-exempt bonds issued to finance multifamily residential rental projects be approved by the elected legislative body of the governmental unit that (a) controls the issuer of the bonds and (b) has jurisdiction over the area in which the facility is located after holding a public hearing (Code Section 147(f)). The County has jurisdiction over the Authority, the facility is within the jurisdiction of the County, and the Board of Commissioners is the governing body of the County.

**Board Goal:** This action supports routine County operations.

**Fiscal Impact:** The County will have no legal responsibility or liability whatsoever for the payment of principal or interest on the proposed Bonds, and the Bonds will not affect the County's debt ratios or legal debt limits.

**Additional Information:**

The Authority, at the request of the developer, Crestfield VOA Affordable Housing, LLC (the "Company"), proposes to issue its Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020 in a principal amount not to exceed \$4,850,000 (the "Bonds") to finance the acquisition, rehabilitation and equipping by the Company of a 40-unit multifamily residential rental facility for seniors known as Crestfield Apartments and

located at 719 Marshburn Road, Wendell, Wake County, North Carolina (the "Development").

Statutory requirement, which necessitates local town authorization, has been met as the Town of Wendell authorized the financing of the Development by the Authority at its January 27, 2020 meeting. The Authority adopted a preliminary approving resolution for issuance of the Bonds to finance the Development on November 14, 2018 and is expected to adopt a final approving resolution at its April 8, 2020 meeting. Subject to Board of Commissioners approval, the Bonds are expected to be issued in May 2020. Bank of America is acting as the construction lender and the Federal Home Loan Mortgage Corporation is providing the permanent financing. The Company expects the total costs for the Development and the financing to be approximately \$9.3 million. Additional sources of financing for the Development include equity relating to the purchase of the low-income housing tax credits and subordinate financing.

The Company will agree to repay the principal, premium, if any, and interest on the Bonds. Neither the Authority nor the County will have any liability whatsoever for the payment of principal or interest on the Bonds, and the Bonds will not affect the County's debt ratios or legal debt limit. Because no taxes or other revenues of the County are pledged to pay these Bonds, the staff of the County has made no financial analysis of the Bonds, the Company, or any affiliate thereof, or the Development.

At conclusion of the scheduled public hearing on this matter, the Board of Commissioners is requested to consider approval of attached resolution approving in principle the issuance of not to exceed \$4,850,000 of Housing Authority of the County of Wake Multifamily Housing Revenue Bonds (Crestfield Apartments), Series 2020 for the benefit of Crestfield VOA Affordable Housing, LLC, or an affiliate thereof.

**Attachments:**

1. Presentation
2. TEFRA Approval Requirement
3. Development Description
4. Notice of Public Hearing to be held March 16, 2020 at 2pm
5. Authorizing Resolution – Town of Wendell, NC adopted January 27, 2020
6. Preliminary Approving Resolution – WC Housing Authority adopted November 14, 2018
7. Draft BOC Authorizing Resolution; Summary of Public Hearing



## Legislation Details (With Text)

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**File #:** 16-2707

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

**In control:** Board of Commissioners

**On agenda:** 3/16/2020      **Final action:**

**Title:** Informational Items for the Board of Commissioners

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Informational Items Item Summary 3-16-20.pdf](#)  
[Financials -December 2019.pdf](#)  
[Financials - January 2020.pdf](#)

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



**Item Title:** Informational Items for the Board of Commissioners

**Specific Action Requested:**  
None.

**Item Summary:**

The informational items for this agenda are listed below:

**Attachments:**

1. Interim Financial Statements for December 2019
2. Interim Financial Statements for January 2020



## Finance Department

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# Memorandum

**To:** Board of County Commissioners  
**From:** Emily Lucas, Chief Financial Officer  
**Date:** January 28, 2020  
**Re:** Interim Financial Statements

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Attached to this memorandum are the interim financial statements for December 2019. These interim statements are published by Wake County Finance Department on a monthly basis, except for the months of June and July. Because of the year-end close, interim financial statements are usually not prepared for those months. After the Finance Department closes the month, the interim financial statements are prepared over the next two weeks. The Board of Commissioners, the County Manager, the Chief Operating Officer, and other key management personnel generally receive interim financial statements for the preceding month.

The financial information included with this memorandum is on the cash basis, they are “Non-GAAP” statements that are prepared directly from the County’s accounting system. No monthly adjustments or accruals are included on these interim statements; those types of adjusting entries are posted at the end of the fiscal year. Year-to-date financial information is included for the County’s General Fund, along with operating revenues for the Solid Waste Operating Fund, the South Wake Partnership Fund, the Fire Tax Operating Fund, and the Major Facilities Fund. In addition, monthly yield information concerning the County’s investment portfolio and the status of bond proceeds on hand at month-end is included.

Please let us know if you have any questions or comments about these statements. If you would like additional information, please contact me at 856-5447.

cc: Statement recipients



## Legislation Details (With Text)

**File #:** 16-2735

**Type:** Other Business

**Status:** Agenda Ready

**In control:** Board of Commissioners

**On agenda:** 3/16/2020

**Final action:**

**Title:** Debt and Capital Model Update - Board Funding Options for Fiscal Years 2022 and 2023 Schools Capital Program

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Board Item Summary March 16 Debt and Capital Update.pdf](#)  
[20200316 - Debt Update - FINAL.pdf](#)

Date	Ver.	Action By	Action	Result
3/16/2020	1	Board of Commissioners		

Debt and Capital Model Update - Board Funding Options for Fiscal Years 2022 and 2023 Schools Capital Program

**That the Board of Commissioners approves the intended use of limited obligations bonds to fund the WCPSS capital program for fiscal years 2022 and 2023.**

**Item Title:** Debt and Capital Model Update – Board Funding Options for Fiscal Years 2022 and 2023 Schools Capital Program

**Specific Action Requested:**

**That the Board of Commissioners approves the intended use of limited obligations bonds to fund the WCPSS capital program for fiscal years 2022 and 2023.**

**Item Summary:**

**Purpose:** Present follow up information on funding WCPSS capital program, as requested by the Board of Commissioners.

**Background:** At the Board of Commissioners February retreat, staff presented the County's updated debt and capital model, options for funding the WCPSS capital program for fiscal years 2022 and 2023, and future tax impacts based on the available funding options. At the retreat, staff presented options for funding this portion of the WCPSS capital program with either general obligation (GO) bonds or limited obligation bonds (LOBs). Commissioners requested that the County receive WCPSS's updated capital improvement plan and incorporate this information into the model prior to giving staff direction on which funding option to utilize.

**Board Goal:** This action supports E2.1 (as drafted) – Implement financing strategies to address needs identified in the Capital Improvement Plan.

**Fiscal Impact:** Bonds to be issued under the proposed plan have been anticipated in the County's Debt and Capital Model. Based on current financial assumptions, the County can fund the WCPSS drafted capital program funding request for fiscal years 2022 and 2023 with either general obligation bonds or limited obligation bonds without an associated property tax impact.

**Additional Information:**

In November 2018, voters approved a \$548 million GO bond to support the WCPSS capital building program. These funds, combined with \$104 million in pay-go (cash) funding, will support the WCPSS building program through fiscal year 2021.

With statutory limitations on the timing of bond referendums, the County is limited to placing GO bond referendums before the voters to even-numbered election years. This necessitates the Board of Commissioners contemplating funding options now for fiscal years 2022 and 2023 of the WCPSS building program. Of the two options (GO bonds or LOBs), GO bonds require approximately six months of staff work and Board actions leading up to a November 2020 referendum.

WCPSS and County staff, through the Joint Facilities Core Team, worked on updates to the WCPSS seven-year capital improvement plan (CIP). This draft CIP was presented by WCPSS staff to the Board of Education's Facilities Committee on March 11. For the two fiscal years contemplated for current financing options, the draft program totals approximately \$732.5 million; County staff projects that \$598.7 million will be debt financed, with another \$133.8 million funded with cash.

County staff has incorporated the draft WCPSS CIP into the County's debt and capital model to determine affordability, current, and future fiscal impacts. As was presented at the February retreat and based on current financial assumptions, the County can afford the WCPSS draft fiscal year 2022 and 2023 CIP under either a GO bond or LOBs option without an associated property tax increase.

**Attachments:**

1. Presentation