



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, March 16, 2020

1:00 PM

Wake County Justice Center

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 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