



# Wake County

301 South McDowell Street  
Raleigh, NC

## Meeting Minutes Board of Commissioners

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Monday, September 21, 2020

2:00 PM

Wake County Justice Center

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### Regular Meeting - Meeting Held Remotely

#### Meeting Called to Order: Vice-Chair Vickie Adamson

Vice-Chair Adamson called the meeting to order at 2:04pm.

**Present:** 6 - Vice-Chair Vickie Adamson, Chair Matt Calabria,  
Commissioner Susan Evans, Commissioner Jessica Holmes,  
Commissioner Sig Hutchinson, and Commissioner James  
West

**Absent:** 1 - Chairman Greg Ford

#### Pledge of Allegiance

#### Invocation: Commissioner James West

Commissioner James West led the Invocation.

#### Items of Business

1. Approval of Agenda

**Commissioner West moved, seconded by Commissioner Calabria, that the Board of Commissioners approve the agenda as presented. The motion passed unanimously.**

#### Consent Agenda

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve the Consent Agenda as presented. The motion passed unanimously.**

2. Land Acquisition of an Assemblage Containing a Total of 28.811 Acres Located on S. Salem Street in Western Wake County (Apex) (Second Reading)

**Attachments:**    [Land Acquisition Second Reading Item Summary 9-21-20.docx](#)  
[Land Acquisition Second Reading Presentation 9-21-20.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve funding of this purchase price together with closing costs in an amount not to exceed \$3,927,278.00 pursuant to N.C.G.S 115C-426. The motion passed unanimously.**

3.    Accept and Appropriate One-Time Funds from the North Carolina Department of Health and Human Services for Public Health COVID-19 Infection Prevention Support and Approve Technical Corrections to Federal CARES Act Appropriation Amounts

**Attachments:**    [09-21-20 PH 115 COVID Infection Prevention.docx](#)  
[LHD CRF Infection Prevention.pdf](#)  
[Budget Memo - FY 2021 Grants and Donations Fund.pdf](#)  
[Non-Departmental Budget Memo FY20 .pdf](#)  
[Coronavirus Relief Fund Memo 9.21.20.pdf](#)

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

1.    **Accept and appropriate an additional allocation of \$1,187,939 of revenues and expenditures into the Grants and Donations Fund from the NC DHHS to support infection prevention during the COVID-19 pandemic.**
2.    **Appropriate \$360,000 of federal CARES Funding to the Coronavirus Relief Fund and reduces FY 2020 General Fund Non-Departmental Appropriations by \$360,000 to correct previously approved Coronavirus Relief Fund Appropriation amounts. The motion passed unanimously.**

4.    Accept and Appropriate Grant Funding from the Robert Woods Johnson Foundation Clinical Scholars Program

**Attachments:**    [RWJ Clinical Scholars Item Summary.docx](#)  
[RWJ-FOUNDATION-GRANT-AGREEMENT.pdf](#)  
[Budget Memo - FY 2021 Grants and Donations Fund.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners accept and appropriate a \$540,000, three-year grant award from the Robert Woods Johnson Foundation Clinical Scholars Program. The motion passed unanimously.**

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

Attachments:    [WCSO - BOC JAG SUMMARY ITEM - 2020 JAG GRANT AWARD.docx](#)  
[20200915RPD2020JusticeAssistanceGrantMOU.pdf](#)  
[2020 JAG Application Information.pdf](#)  
[JAC Budget Memo 9-21-20.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners authorize the County Manager to accept and appropriate \$33,477 in the Grants and Donations Fund for the Edward Byrne Memorial Justice Assistance Grant (JAG). The motion passed unanimously.**

6. Duke Energy Agreement for Support of Harris Nuclear Plant Emergency Activities

Attachments:    [Duke Energy Agenda Item Summary FY2021.docx](#)  
[Duke Energy Wake County FY2021 MOU.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners authorize the County Manager to sign the multi-year Agreement between Wake County and Duke Energy for support of Emergency Management's activities associated with the Harris Nuclear Power Plant. The motion passed unanimously.**

7. Approve Agreement with State of North Carolina for Protection of Forest Land in Wake County

Attachments:    [NC Forestry Agenda Item Summary.docx](#)  
[NC Dept of Agri FY21 Agreement.pdf](#)  
[GS\\_106-898 Duties of Fire Rangers.pdf](#)  
[NC Forestry FY2021 Budget.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve the State of North Carolina Department of Agriculture & Consumer Services Agreement for the Protection, Development and Improvement of Forest Land in Wake County, North Carolina and authorizes the County Manager to execute the agreement. The motion passed unanimously.**

8. Accept Transfer of Electronic Message Board from Moore County

**Attachments:**    [Moore County message board transfer BOC item.docx](#)  
[Wake County Message Board MOU.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners accept the gift of an electronic message board from the County of Moore, North Carolina and authorize the County Manager to executive a Memorandum or Understanding subject to terms and conditions approved by the County Attorney. The motion passed unanimously.**

9.      Contract Amendment with the NC Rural Economic Development Center to Remove the Maximum Number of Full-Time Employees at a Business Eligible for the Wake County Small Business Loan Program

**Attachments:**    [RuralCenterContractAmendmentAgendaItem.docx](#)  
[Wake Forward Work Session Presentation 9-14-20.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners authorize the County Manager to amend the contract with the NC Rural Economic Development Center, Inc. to administer the Wake County Small Business Loan Program, subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.**

10.     Approve Resolution to Designate Banks as Official Depositories of County Funds

**Attachments:**    [Board Item Summary Official Depositories Sep 21 2020 Meeting.docx](#)  
[Resolution to Revise List of Official depositories.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve a resolution revising the list of banks designated as official County depositories pursuant to North Carolina General Statutes 159-31. The motion passed unanimously.**

11.     General Public Comments

**Attachments:**    [9-21-20 General Public Comments.pdf](#)

**Public Comments: Members of the public who would like to submit public comments may do so between 9 a.m. to 12 noon on Monday, September 21, via the county's website: <http://www.wakegov.com/commissioners/Pages/signup.aspx>. Comments will be summarized during the meeting by the Clerk and provided in full as part of the meeting minutes.**

Ms. Yvonne Gilyard shared that there were 16 public comments.

Ms. Gilyard read the following:

15 citizens in favor of the United Arts funding

1 citizens wanted additional information the board's PS5 goal.

Public comments will be attached to the minutes.

## Regular Agenda

12. Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \$26,100,000 Multifamily Housing Revenue Bonds (The Sussex), Series 2020

**Attachments:**    [WCHA - The Sussex - Wake County BOC Agenda Item Summary - Final v3.DOCX](#)  
[The Sussex Bonds Presentation 9-21-20.pdf](#)  
[Attachment 1 - TEFRA Approval Requirement.pdf](#)  
[Attachment 2 - The Sussex Development Description.pdf](#)  
[Attachment 3 - Certificate and Summary of Public Hearing on 091520.PDF](#)  
[Attachment 4 - City of Raleigh action.pdf](#)  
[Attachment 5 - WCHA Inducement Resolution - The Sussex.pdf](#)  
[Attachment 6 - Wake County BOC Authorizing Resolution.pdf](#)

Ms. Kristen Kirby, of McGuire Woods, shared information on The Sussex

- New construction of low-income housing development for families
- Will consist of 216 one, two and three-bedroom units in 7 residential buildings
  - 72 units @ 50% AMI
  - 72 units @ 60% AMI
  - 72 units @ 70% AMI
- Located on North Rogers Lane in Raleigh
- Located adjacent to Rogers Lane Elementary School and near Anderson Point Park and the Neuse River Greenway
- Construction cost of approximately \$124,000 per unit
- Building Construction
  - Brick construction with vinyl and wood
- Unit Amenities
  - Kitchens with dishwasher, refrigerator, microwave and garbage disposal
  - Ceiling fans and mini blinds
  - Washer/dryer hookups
  - Exterior storage and balconies
- Community Amenities
  - Exercise Room
  - Computer Center
  - Covered Picnic Area

- Playground and Dog Park

She shared volunteers of America

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.

She shared the plan of finance.

- Tax-Exempt Bonds issued by the Wake County Housing Authority
  - Not to exceed \$26,100,000
  - Have received volume cap from the North Carolina Housing Finance Agency
  - Bank of America is construction lender and Freddie Mac is permanent lender
- Equity from 4% Low Income Housing Tax Credits
- Subordinate financing - Wake County loan and VOA funding

She shared Requirement for Public Housing 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
    - Wake County Housing Authority held the required public hearing on September 15
  - 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

She shared 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.

She shared next steps

- Approve the resolution set forth in the agenda package

Commissioner West asked about the AMI (Average Median Income) ranges in the resolution. He asked about jurisdiction when building housing. He asked if the City of Raleigh is involved in the process.

Ms. Kirby shared that under tax rules, developers set aside at least 40 percent of the units for those making 60 percent or less of median income.

She shared that the developer approached the Housing Authority. She shared that the county had not been approached. The Housing Authority did not want to be the issuer. She shared the conditions from the Raleigh Housing Authority, first they needed a waiver needed to be received from the city and the second was county approval of financing being provided by the county not yet received.

She shared that Wake County Housing has the authority to issue bonds to a city within a county. You have to get permission from the City for the County to be the issuer.

Commissioner West shared that the community has concerns about the AMI for families. He shared that the lower AMI is a concern for residents.

Ms. Kirby shared that a resident can not earn more than 50% of the AMI to qualify for one of the units.

Commissioner Holmes shared that she looks forward to supporting the housing project. She asked if individuals with criminal records be eligible to purchasing one of the units.

Ms. Kirby shared that she was not sure but would provide an answer to the Manager's office.

Mr. Ben Canada stated the change in amount of the resolution. The correct amount is \$26.1 million.

**Commissioner Hutchinson moved, seconded by Commissioner Evans that the Board of Commissioners adopt a resolution approving the issuance by the Housing Authority of the County of Wake (the "Authority") of not to exceed \$26,100,000 Multifamily Housing Revenue Bonds (The Sussex), Series 2020, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended (the "Code"). The motion passed unanimously.**

13. Contract with United Arts Council for Services to Mitigate the Impacts of, and Alleviate Operational Disruptions due to COVID-19

**Attachments:** [FINALUnitedArtsCouncilCovidFundingAgendaItem9.14.2020.docx](#)  
[Wake County Nonprofit Arts Relief Fund - DRAFT \(1\).pdf](#)

Mr. Chris Dillon, Assistant County Manager, shared that the contract allows the County Manager to approve the contract in the amount of \$1 million with required match in private funds, to mitigate the impacts of, and alleviate



operational disruptions in the COVID-19 pandemic.

Commissioner West made comments referencing funds not being made eligible to the African American Cultural Arts program. He asked if priority was for minorities. He asked for clarity of the matching funds.

Mr. Dillon shared that cultural specific programs can receive up to 20 percent of their operating budget while others would use 10 percent of their operational budget. He said that the program has been modeled from other counties.

Vice-Chair Adamson shared that the United Arts Council will have fundraisers to assist other programs.

Commissioner Calabria thanked Vice-Chair Adamson for the work that she has done with United Arts Council. He said that the time is right to support the arts industry because even before COVID-19 the arts were in need of funding. He said that arts provide employment and have been especially hard hit.

Commissioner Holmes echoed the comments. She thanked Vice-Chair Adamson on her work with the council.

Commissioner Hutchinson highlighted the arts. He shared that struggling artist need support from the county.

**Commissioner Calabria moved, seconded by???? that the Board of Commissioners authorize the County Manager to contract with the United Arts Council, up to the amount of \$1 million with required match in private funds, to mitigate the impacts of, and alleviate operational disruptions due to the COVID-19 pandemic. The motion passed unanimously.**

### **Other Business**

Commissioner Holmes shared that there is an outstanding item surrounding child care. She shared that clarity has been sought and that the item is forthcoming.

Commissioner West shared that he attended a meeting on restored practices to work on assistance for the young people being left behind and school achievement. He asked that staff from Social Economic Vitality be involved in the process.

Manager Ellis, shared that the childcare item will be on the next Work session.

Commissioner Calabria shared thoughts on the PS 5 comment from a citizen. He asked that an appropriate response be given to the citizen.

### **Closed Session**

Scott Warren shared that there is a need for a closed session. The closed session is pursuant to G.S. 143-318.11(a)(3). No action required.

**Commissioner Holmes moved seconded by Commissioner Calabria to go into Closed Session. The motion passed unanimously.**

### **Adjourn**

The meeting ended at 3:05 pm.

**Commissioner Hutchinson moved, seconded by Commissioner Calabria to adjourn the meeting. The motion passed unanimously.**

Respectfully submitted,

Yvonne Gilyard, Deputy Clerk  
Wake County Board of Commissioners