



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, January 3, 2022

5:00 PM

Wake County Justice Center

Regular Meeting

Meeting Called to Order: Chair Sig Hutchinson

Chair Hutchinson called the meeting to order.

Pledge of Allegiance

Present: 6 - Chair Sig Hutchinson, Vice-Chair Shinica Thomas, Commissioner Matt Calabria, Commissioner Maria Cervania, Commissioner Susan Evans, and Commissioner James West

Excused: 1 - Commissioner Vickie Adamson

Staff Present: David Ellis, County Manager; Scott Warren, County Attorney; Yvonne Gilyard, Deputy Clerk to the Board; Toni Womack, Senior Executive Assistant; Ben Canada, Assistant to County Manager; Emily Lucas, Deputy County Manager; Duane Holder, Deputy County Manager; Ashley Jacobs, Deputy County Manager; Denise Foreman, Assistant County Manager; Dara Demi, Director of Communications; Portia Johnson, Senior Executive Assistant and Tanika Cooper, Senior Executive Assistant.

Invocation: Commissioner Maria Cervania

After the invocation, Chair Hutchinson shared comments and an update on COVID-19.

- COVID-19 is spreading quickly throughout Wake County. Right now, our positivity rate is **nearly 16 percent**.
- As a result, the demand for COVID-19 testing has increased significantly during this holiday surge.
- I want to thank staff for rising to the occasion and working quickly to expand the Eounty's testing capacity.

- On December 23rd, Wake County Public Health nearly **doubled** the number of daily COVID-19 testing appointments.
- The total number of slots went from more than **7,000** per day to more than **13,000** per day across our 5 drive-thru testing locations.
- We've given nearly **90,000** tests in less than 2 weeks at our sites alone, and that's not even counting the more than 10,000 tests we'll provide today.
- I have to mention - every single one of these tests is **free** to the public, with no insurance or IDs required, and the results come back in less than **12 hours** from our sites.
- To help further meet the demand in Wake County, the state added 3 new testing sites at:
 - PNC Arena, Home of the Hurricanes;
 - Five County Stadium, Home of the Mudcats; and
 - Word of God Fellowship Church in Southeast Raleigh.
- These sites will be open Monday through Friday in January, and they've already provided an estimated **30,000** additional tests during this time of high demand.
- We applaud the state, these partners, and the many local pharmacies, urgent care clinics, doctor's offices and others helping to address this surge.
- All this hard work speaks so well to my theme for the year, which is "Your County Cares."
- Testing is a key part of keeping our neighbors healthy and safe.
- I want to thank our public health team, our Emergency Management staff, our Communications office, and our County leadership for their dedication and hard work over the holidays to make more testing possible.
- I also want to thank the community for their patience, their feedback and their concern for others. We'll continue working with our partners to meet your needs and get through this pandemic successfully.

Items of Business

1.

Approval of Agenda

Commissioner Calabria moved, seconded by Commissioner West, to Approve the Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner Calabria, Commissioner Cervania, Commissioner Evans, Chair Hutchinson, Commissioner West, and Vice-Chair Thomas

Excused: 1 - Commissioner Adamson

2.

Approval of the Minutes of the Regular Meeting of December 6, 2021

Vice-Chair Thomas moved, seconded by Commissioner Evans, to Approve the Minutes of the Regular Meeting of December 6, 2021 The motion carried by the following vote:

Aye: 6 - Commissioner Calabria, Commissioner Cervania, Commissioner Evans, Chair Hutchinson, Commissioner West, and Vice-Chair Thomas

Excused: 1 - Commissioner Adamson

Consent Agenda

Commissioner West moved, seconded by Vice-Chair Thomas, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner Calabria, Commissioner Cervania, Commissioner Evans, Chair Hutchinson, Commissioner West, and Vice-Chair Thomas

Excused: 1 - Commissioner Adamson

3.

Accept and Appropriate \$1,131,379 of Federal Funds from the North Carolina Department of Health and Human Services for the Low-Income Household Water Assistance Program

Attachments: [Agenda Item.docx](#)

[LIHWAP Funding Allocation - January 2022 Thru June 2022.pdf](#)

[LIHWAP Funding Allocation - July 2021 Thru June 2022.pdf](#)

[Budget Memo - FY 2022 Grants and Donations Fund.pdf](#)

4. Cornerstone Building Renovation for Supportive Housing Services

Attachments: [PSH Set-Aside Increase for Cornerstone Upfits final2 rev 12.16.docx](#)
[Budget Memo - FY 2022 Housing and Community Revitalization.pdf](#)
[CIP Budget Memo - FY 2022 Housing Capital Fund.pdf](#)

5. Approval of a Multi-Year Contract Amendment for Ingenco at the South Wake Landfill for Landfill Gas to Energy

Attachments: [Board Item Summary -Ingenco.docx](#)
[Ingenco High Level RNG Project Description and Summary 11-3-2021 \(003\).docx](#)
[LANDFILL GAS AND SITE LICENSE AGREEMENT Final 07-07-11.pdf](#)

6. Approval Requests from Lee and Chatham Counties to Join Capital Area Workforce Development Board Local Area

Attachments: [CAWD item summary.docx](#)
[Lee County Resolution 2021-12-14-13-55-20.pdf](#)

7. Designation of Map and Plat Review Officers for the Town of Wendell

Attachments: [Item Summary.docx](#)
[Board of Commissioners Resolution.docx](#)
[Town of Wendell Resolution R-60-2021.pdf](#)
[Town of Wendell Resolution R-62-2021.pdf](#)

8. 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](#)
[January 2022 Refunds Under 500.pdf](#)
[January 2022 Refunds Over 500.pdf](#)
[Daily Updates For Exemptions.pdf](#)
[Daily Updates For Penalties.pdf](#)
[Daily Updates For Special Situations.pdf](#)
[Municipal Collection Report](#)
[Wake County Collection Report](#)
[InRem Report.doc](#)

9. General Public Comments

Attachments: [Public Comments 1-3-22.pdf](#)

Mr. Reinaldo Olavarria - resident of Wake County, Wendell, shared comments on American Disabilities Act (ADA) compliance and interpreters, and asked will the County implement a system that is accessible to the disabled and be more inclusive. He shared an email for the Board. He would like a more inclusive process.

Mr. Jim Walsh - shared comments on the increase in suicide rates by children. He shared that he is pleased that the library removed books that contained pornography. He shared that claims against the Sheriff are still in the District Attorney's office.

Mr. Chad Stall - shared distress about the budget. He shared that he would like to see the results from 2021. He shared that the school system is embellishing quarantined students. He said that the school system cannot be trusted and that autonomy needs to go back to the parents. He shared comments on the increase of taxes to fund the schools. He shared that the government has restricted him from making money. He is a small business owner.

Ms. Michele Morrow - a mother of five, thanked the library for removing the Gender Queer book. She shared that everyone should be concerned about having background checks. She shared that library cards should be given based on age and how the library can be set up for students to check out books.

Regular Agenda

10. Presentation of the Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2021

Attachments: [BOC Agenda Item - ACFR Presentation.docx](#)
[Annual Comprehensive Financial Report June 30 2021 Presentation.pdf](#)
[Eliot Davis Presentation 1-3-22.pdf](#)

Mr. Patrick Flanary, Finance Director, shared the Annual Comprehensive Financial Report.

He shared the background for today's presentation.

Background for Today's Presentation

- NCGS 159-34 requires local governments to have external audit of financial statements annually
- County also required to have an audit for compliance with laws, regulations, contracts, and grants related to federal and state

programs and internal controls over financial reporting

- Elliott Davis LLP completed the financial statement audit for the fiscal year ended June 30, 2021
- Today's presentation will share FY 2021 operating results, financial position, and audit opinion

He shared a chart with the total County operations-all funds.

The General Fund accounts for most County activities, while the Debt Service Fund accounts for all County-issued debt. These are the funds by which most of the County's financial policies, guidelines and metrics are measured to gauge long-term fiscal health.

The County has 10 Special Revenue Funds, used to account for activities primarily funded by grants or restricted revenue sources.

The County also has 6 Capital Project Funds that account for capital programs of the County and other capital programs that the County has a responsibility to fund.

Finally, the County has 3 Proprietary Funds, which are business activities offset by charges for services.

Revenues for all funds for Fiscal Year 2021 totaled \$2.71 billion, compared to \$2.44 billion in the prior fiscal year, an increase of approximately \$270 million. Some key differences between FY 2021 and FY 2020 include:

- The County recognized \$159.5 million in CARES Act funding in FY 2021.
- The County received about \$67 million more in Sales taxes due to the continued increase of sales even through COVID-19, the County transferred an additional amount of \$63 million to fund one-time capital projects.
- Grants fund is nearly \$20 million higher, the County received additional grant funding for COVID-19 from the Federal & State government which was accounted for in our Grants Fund.
- The County issued additional debt for Wake County Public Schools System (WCPSS) and Wake Technical Community College (WTCC)

He shared that most general fund revenues are taxes and that the County budget for property taxes are on target.

County Budget for Property Taxes on Target

Property Tax: 99.88 percent collection rate on current year taxes

Sales Tax: 14.53 percent increase in sales tax revenues from prior year

Other Taxes: Real estate transfer tax increased 22 percent from prior year

He shared in the General Fund, actual Property Tax revenues increased to \$1.13 billion in Fiscal Year 2021, from \$1.1 billion in Fiscal Year 2020, an increase of almost \$33M. I want to thank Tax Administration Director Marcus Kinrade and the Tax Administration staff for their work billing and collecting the County's primary revenue source. As you can see, on this slide, the collection rate for Fiscal Year 2021 remained incredibly strong at 99.88 percent (was 99.8 percent in FY20). The County's portion of actual sales tax distributions increased to \$239.7 million in Fiscal Year 2021, from \$209.3 million in Fiscal Year 2020, a \$30 million increase. Other taxes, which are mainly comprised of real property transfer taxes, went from \$20.7 million in Fiscal Year 2020 to \$23.2 million in Fiscal Year 2021, an increase of approximately \$2.5M. As mentioned above, the main driver of the Other Taxes increase was the Real Property transfer taxes, which ended the year 22 percent higher due to the continued robust residential growth in Wake County.

He shared that the County realizes over 100% of budgeted revenues.

County Realizes over 100 percent of Budgeted Revenues

Intergovernmental:

- \$2.0M increased Medicaid reimbursement of administrative costs
- \$7.0 million in excess ABC revenues

Charges for Services:

- Increases in recording, planning, and inspection fees

He shared a chart showing that education constitutes the majority of general fund expenditures.

Education Majority of General Fund Expenditures

Thirty-seven percent of operating expenditures are for education, which represents the allocations of funding for Wake County Public School System and Wake Technical Community College operations. (WCPSS = 35 percent, WTCC = 2 percent).

In addition to these allocations for operations, the County allocates funding to education through transfers of portions of property and sales tax

revenues to capital projects and their associated debt service. (WCPSS = 18 percent, WTCC = 2 percent).

Referring to the chart of the right, about 2/3 of the transfers (or 20 percent of total expenditures) go to debt service and capital project allocations for the Schools and Wake Tech, bringing the total portion of expenditures allocable to education to 57 percent.

The next largest categories of expenditures are Health and Human Services (which also includes Housing and Behavioral Health) at 12 percent, followed by Public Safety (which includes EMS, Sheriff's Office, Detention, CCBI, Fire Services, Emergency Management, and Emergency Communications) at 10 percent of expenditures.

He shared a chart showing that spending continues to be under budgeted in FY21.

He shared where the general fund recognized savings.

Where the General Fund recognized savings

Health Insurance

Under-budget by \$2.8 million due to future budgeted reserves within the health and dental plans. These savings will be available to offset future claims costs.

Human Services

Underspent by \$14.7 million due mainly to continued reductions in services at the beginning of the fiscal year, staff resources redirected to the COVID-19 response and additional savings in salaries from key positions being vacant.

Behavioral Health

Contract savings with Alliance Behavioral Health from the utilization of state funding and delays in pilot programs (\$7.7 million). These savings will be committed to expenses in future years.

Public Safety

Underspent by \$6.0 million due to vacancies in EMS and a portion of Sheriff salaries being redirected to the County's Coronavirus Relief Funds.

He shared charts on the general fund-fund balance increases of \$80.8 million, the County continues to meet the fund balance policy requirements, and the fund balance comparison of FY2021 & FY 2020.

He shared the summary.

Summary

- County ends FY 2021 in a solid financial position due to better than anticipated sales tax revenues and federal funding.
- Positive variances in General Fund revenues and expenditures for FY 2021 will provide cushion against future economic uncertainty.
- COVID-19 is ever-evolving; County will continue to monitor impacts on:
 - Service delivery and costs (including COVID-19 response)
 - General Fund revenues driven by consumers and development
 - Long-term capital planning
- Will present recommendations in the January 10th work session for one-time uses of an appropriate portion of the \$80.8 million fund balance increase

He shared the finalization audit with LGC.

Finalize Audit with LGC

- LGC has adopted new procedures per North Carolina Administrative Code 20 NCAC 03.0508.
- Requires auditors to note any Financial Performance Indicators of Concern when filing the annual audit with the State of North Carolina.
- Two Items
 - Late Audit
 - Timing of GASB Statement 84 implementation
- Response Letter to LGC will be circulated for signature.

He shared additional comments on recognitions that the County received.

Commissioner Calabria shared comments on slide 12-Fund Balance Comparison. He asked for additional information on the increase in insurance claims category.

Mr. Flanary explained that there were two main factors. There was fund balance that was not used and also lower claim costs throughout the year due mainly to COVID-19 and those funds are committed to future expenses.

Commissioner Cervania shared comments on the strain in the workplace and the shortage of staff.

Mr. Flanary shared comments on the caliber of candidates.

Commissioner Cervania asked if there is a penalty for being late. Mr. Flanary shared that there is not a penalty and that they will work closely with the Elliott Davis firm.

Commissioner West shared that this does not happen often and asked how federal funds were diverted.

Mr. Flanary shared a response that the efforts are being expended from general funds. He shared comments on the ARPA funds.

Vice-Chair Thomas asked about the health insurance and inflation and whether the funds can be used for the plan cost or only for claims.

Mr. Flanary stated that the excess funds could be used to offset some of the cost of the plan.

Mr. Jamie Crampton, Elliott Davis, LLP, shared that federal dollars balance is at \$260 million today. He shared that the funds put a strain on the audit.

He shared charts showing an overview, required communications, and the audit results.

He shared findings.

Commissioner Evans thanked staff for their dedication to this audit.

11. Public Hearing on Proposed Ordinance Amendment OA-03-21 to Amend the Wake County Unified Development Ordinance

Attachments: [Item Summary.docx](#)
[Ordinance Amendment OA-03-21 Presentation 01-03-22.pdf](#)
[OA-03-21 Staff Report.docx](#)
[OA-03-21 Text Amendments.pdf](#)
[OA-03-21 Statement of Consistency Resolution.docx](#)
[OA-03-21 Ordinance Amendment Resolution.pdf](#)
[OA-03-21 Motions Page.docx](#)

Mr. Tim Maloney, Planning, Development and Inspections Director, shared the proposed amendments.

Amend section 8-32-9 Road Signs and 8-32-10 Road Names.

He shared the purpose.

Purpose

Amend the Wake County Unified Development Ordinance (UDO) Section 8-32-9 Road Signs and 8-32-10 Road Names.

- Provide consistency with the Wake County Emergency Management Ordinance.
- Provide consistency with current practices by the County.

He shared the background.

Background

- The UDO includes standards for road names and road name signs in the County's unincorporated jurisdiction.
- The County also has standards for road name signs codified in the County's Emergency Management ordinance.
- Staff reviewed the standards and determined minor inconsistencies between the two ordinances.

He shared the proposed amendments.

Proposed Amendments

- The County no longer provides road name signs for dedicated or reserved right of way, or unopened roads. Therefore, language to this effect is proposed to be removed from UDO Section 8-32-9.
- The County's Emergency Management Ordinance contains road name sign language that is consistent with the County's practice. Therefore, that language is proposed to be inserted into UDO Section 8-32-9.
- A reference to the County's Emergency Management Ordinance is proposed to be added to section 8-32-10.

He shared staff findings.

Staff Findings

1. Creates consistency between the Wake County UDO and the County's Emergency Management Ordinance.
2. By reference, it connects the Wake County UDO to the County's Emergency Management Ordinance.
3. Aligns the Wake County UDO with the County's current practice of posting road name signs.
4. This change does not impact any existing land use, development, or permit.

Amend section 4-11 Use Table related to the Industrial-1 and Industrial - 2 zoning districts.

He shared the purpose.

Purpose

Amend the Wake County UDO Article 4 Land Use Table related to certain uses in Industrial Districts.

He shared the background.

Background

- Industrial districts (I-1 and I-2) provide for a wide range of manufacturing, warehousing, wholesaling, and outdoor storage activities.
- Standards of this district are designed to minimize impacts on the environment and to help ensure visual compatibility with the surrounding area.
- A recent application for a land use permit prompted staff to look at the Use Table in Article 4 as it pertains to the Industrial zoning districts.

He shared the proposed amendments.

Proposed Amendments

- Change all Vehicle Sales and Service uses from Special Use to Permitted in I-1 and I-2 zoning districts.
- Change Mobile Home Sales from Special Use to Permitted in I-1 and I-2 zoning districts.
- Remove Day Care Centers as a permitted use in I-1 and I-2 zoning districts.

He shared staff findings.

Staff Findings

1. Aligns Vehicle Sales and Service uses with other uses of similar intensity to be permitted 'by right' without a special use permit in industrial zoning districts.
2. Aligns Mobile Home Sales use with other uses of similar intensity to be permitted 'by right' without a special use permit in industrial zoning districts.
3. Prohibits Day Care use from industrial zoning districts to alleviate potential conflicts between hazardous uses and day care/childcare

establishments.

4. This change does not impact any existing land use, development, or permit.

Vice-Chair Thomas asked if there have been issues with daycares being in the industrial areas. She shared comments on the convenience of families working in industrial sites.

Mr. Maloney shared that there is no threat, there are no schools, hospitals or daycares in industrial areas. He shared additional comments on Wake County not having many industrial zone because there is not water and sewer availability in the Wake County planning jurisdiction.

Commissioner Evans asked if daycares will be grandfathered in.

Commissioner Cervania thanked Mr. Maloney on the forward thinking of not allowing daycare centers in the industrial areas. She asked about the input from the Board of Adjustment.

Mr. Maloney shared that the Board would hear soon from the Planning Board.

Amend Section 4-11 Use Table, and other various sections of the UDO, to remove the Residential Highway Commercial zoning district.

Mr. Maloney shared the purpose.

Purpose

Amend Article 1, 3, 4, 5, 9, 16 and 18 of the UDO to remove the Residential Highway Commercial Zoning District (RHC).

He shared the background.

- In 2006, the adopted UDO established the RHC zoning district to replace the Highway District (HD).
- There have been no resident or staff-initiated requests to apply this zoning anywhere in Wake County.
- The application of the RHC district in place of the existing HD zoning district no longer adds any value or benefit.
- Applying the RHC zoning district at this point would create nonconforming uses.

He shared the proposed amendments.

Proposed Amendments

- Remove the RHC zoning district from the Use Table
- Remove all RHC zoning district references throughout the UDO including Articles 1, 3, 4, 5, 9, 16 and 18

He shared staff findings.

Staff Findings

1. Removes a zoning district from the UDO that is not used nor provides any benefit to keeping in the UDO.
2. Does not create a non-conforming situation for any existing use as this zoning district is not applied to any property in Wake County's planning jurisdiction.
3. Simplifies UDO Section 4-11 *Use Table* by removing a zoning district that is not used.
4. This change does not impact any existing land use, development, or permit.

Commissioner West shared comments on quasi-judicial elements and conflicts. He asked if there were conflicts on the Board of Adjustment.

Mr. Maloney shared that quasi-judicial items have been moved to the Board of Adjustment and they handle any conflicts if they arise.

He shared staff recommendations.

Staff Recommendation

That the Wake County Board of Commissioners adopt the text amendments as presented.

Mr. Asa Fleming, Chair, Board of Adjustment, shared the Planning Board recommendation.

Planning Board Recommendation

The Planning Board voted unanimously that the Wake County Board of Commissioners adopt the text amendments as presented.

Chair Hutchinson opened the public hearing.

There were no comments.

Chair Hutchinson closed the public hearing.

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

1. **Hold a public hearing and adopts the draft statement finding that**

**Ordinance Amendment OA-03-21 is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest; and adopts the attached resolution;
and by a separate motion,**

2. Adopt the attached resolution to approve the proposed amendment to the Wake County Unified Development Ordinance as presented in Ordinance Amendment OA-03-21. The motion carried by the following vote:

Aye: 6 - Commissioner Calabria, Commissioner Cervania, Commissioner Evans, Chair Hutchinson, Commissioner West, and Vice-Chair Thomas

Excused: 1 - Commissioner Adamson

12. Funding Agreement with the Town of Apex for the Apex West Greenway

Attachments: [Item Summary Apex West Greenway Apex 2021 12 06.docx](#)
[Apex West Greenway Presentation 1-3-22.pdf](#)
[Apex West Funding Agreement.pdf](#)
[Apex West FA Exhibit.pdf](#)
[CLEAN Apex West Maintenance Agreement 2021 FINAL.docx](#)

Mr. Chris Snow, Parks, Recreation and Open Space (PRGOS) Director, shared the history of greenway partnerships.

History of Greenway Partnerships

Assisting local municipalities with funding for:

- Trail design and construction
- Partnerships have included twelve projects with nine local municipalities
- 25.7 miles of greenway trail
- Open Space Bonds (2000, 2004 & 2007)
- PGROS Bond proceeds (2018)
- County-wide Greenway System Plan

He shared the partnership process.

Partnership Process

Request for Proposals (RFP)

- Municipal focused
- Minimum of 50 / 50 match

- Design / Construction Selection
 - Staff reviewed
 - Funding recommendations
- Reimbursement - verification of work

He shared the 2019 RFP process.

2019 RFP process

2018 PGROS Bond = \$20.0M for greenway development

- \$5.0M in first bond sale

2019 RFP Results for Greenways

- 5 Municipalities
- 8 Projects Totaling 6.6 Miles
- Estimated Project Costs = \$21.3M
- Requesting \$6.7M
- Recommendations

He shared a map and chart on the Apex West Greenway Partnership.

Vice-Chair Thomas shared comments on the maintenance aspect and asked if this is something that has been done before. Mr. Snow shared that Wake County has not participated in the maintenance aspect of a project.

Commissioner Cervania asked for clarity on Apex relationship with the Army Corp of Engineers and North Carolina Department of Transportation (NCDOT).

Mr. Snow shared that there is a relationship with both. The Army Corp of Engineers suggested this process. He shared additional comments on Black Creek in response to Commissioner Cervania's comments.

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

- 1. Authorize the County Manager to execute a Funding Agreement between Wake County and Town of Apex for the Apex West Greenway, subject to terms and conditions acceptable to the County Attorney; and**
- 2. Authorize the County Manager to execute a Maintenance Agreement between Wake County and Town of Apex for the Apex West Greenway, subject to terms and conditions acceptable to the**

County Attorney. The motion carried by the following vote:

Aye: 6 - Commissioner Calabria, Commissioner Cervania, Commissioner Evans, Chair Hutchinson, Commissioner West, and Vice-Chair Thomas

Absent: 1 - Commissioner Adamson

13. Funding Agreement with the Town of Apex for the Middle Creek Greenway

Attachments: [Item Summary Middle Creek Greenway Apex 2022 01 03.docx](#)
[Middle Creek Greenway Presentation 2022 01 03.pptx](#)
[CLEAN Apex Middle Crk Greenway Funding Agreement 2021 FINAL.docx](#)
[Wake County Greenway Grant Application Middle Creek Greenway.pdf](#)

Mr. Chris Snow, Parks, Recreation & Open Space, shared the funding agreement with the Town of Apex for the Middle Creek Greenway Partnership.

He shared the history.

History of Greenway Partnerships

Assisting local municipalities with funding for:

- Trail design and construction
- Partnerships have included twelve projects with nine local municipalities
- 25.7 miles of greenway trail
- Open Space Bonds (2000, 2004 & 2007)
- PGROS Bond proceeds (2018)
- County-wide Greenway System Plan

He shared the partnership process.

Partnership Process

Request for Proposals

- Municipal focused
- Minimum of 50 / 50 match
- Design / Construction

Selection

- Staff reviewed
- Funding recommendations

Reimbursement - verification of work

He shared the 2019 RFP Process and Results

2019 RFP process

2018 PGROS Bond = \$20.0M for greenway development

- \$5.0M in first bond sale

2019 RFP Results for Greenways

- 5 Municipalities
- 8 Projects Totaling 6.6 Miles
- Estimated Project Costs = \$21.3M
- Requesting \$6.7M
- Recommendations

He shared a map and chart of the Middle Creek Greenway and Partnership.

There were no comments from the Board.

Commissioner Evans moved, seconded by Commissioner Cervania, that the Board of Commissioners authorize the County Manager to execute a Funding Agreement between Wake County and Town of Apex for the Middle Creek Greenway, subject to terms and conditions acceptable to the County Attorney. The motion carried by the following vote:

Aye: 6 - Commissioner Calabria, Commissioner Cervania, Commissioner Evans, Chair Hutchinson, Commissioner West, and Vice-Chair Thomas

Excused: 1 - Commissioner Adamson

14. Affordable Housing Loan Adjustments for Broadstone Walk in Apex, NC

Attachments: [Broadstone Gap .docx](#)
[Broadstone Walk Presentation 1-3-22.pdf](#)

Ms. Alicia Arnold, Deputy Housing Director, shared the Affordable Housing Loan Adjustments for Broadstone Walk in Apex, NC.

She shared the Broadstone Walk by DHIC.

Broadstone Walk by DHIC**Request Details**

Location: Apex

164 units - 4 percent LIHTC

40 percent AMI and below: 20 units

50 percent AMI and below: 40 units

60 percent AMI and below: 104 units

Target: Family, New Construction

Financing: \$3,000,000

Terms: 30 year @ 1 percent, balloon

Supportive Units: 22 percent - 36 units

Broadstone Walk Timeline

- Broadstone Walk Apartments was approved for gap financing for 9 percent Low Income Housing Tax Credit (LIHTC) projects in 2019 and 2020
- After two unsuccessful rounds for the highly competitive 9 percent tax credit, Broadstone Walk was submitted for consideration as a 4 percent LIHTC project in January 2021
 - The County committed \$3 million, and the Town of Apex contributed \$1 million in gap financing

She shared shared the Broadstone Walk request increase.

Broadstone Walk Request Increase

- In late September 2021, DHIC notified the Town and County of the need for an additional \$1.5 million gap financing
 - The need was due to:
 - Increased construction pricing
 - Investor requirements to discontinue income averaging
 - A decrease in tax credit equity; and
 - An increased first mortgage interest rate
 - On October 6th, DHIC requested \$1 million from Apex
 - On October 8th, DHIC requested \$500,000 from the County

Commissioner Evans shared that this has been a journey and she wants the community to understand that there is a need. She shared that Wake County has received a letter from the Town of Apex that communicated they could fund the additional \$1 million in gap funding, but it would create a hardship on other areas in their budget. The Apex Town Council stated it would be very difficult and have asked if Wake County could provide more funds toward this gap of \$1 million. She shared that she in favor of \$500,000 but could staff continue to have conversation to assist with additional funding.

Ms. Arnold shared that there have been additional conversations with the

Town of Apex. Housing staff have been asked to attend the Town of Apex meeting and state the approval of the \$1 million that they are requesting.

Commissioner Evans shared that Apex is the first suburban area that has stepped up and brought affordable housing to their community. They have increased taxes and are all in. She shared that she would like to nurture the relationship. She asked the Board to consider expectations in the future when partnering with the towns.

Vice-Chair Thomas asked if the request was from DHIC. She asked if approving the funding would allow the Town of Apex to seek additional funding. She shared that the work would be in good faith. She asked if there were other opportunities and/or avenues for the gap funding come from. Does DHIC have other funding sources.

Ms. Arnold shared that Housing will work with DHIC and ensure that funds are being leveraged.

Commissioner West shared comments on symbolism of the projects. He asked if there are other options in the toolbox.

Ms. Arnold shared there are options in the pipeline that DHIC and development partners can review. She shared comments on the project remain on track and that the best option is to approve what DHIC has requested.

Commissioner West shared comments and the DHIC's scope of affordable housing.

Commissioner Cervania shared that Wake County should be working with DHIC based on their request. She shared comments on property value, refinancing and potential income sources.

Vice-Chair Thomas moved, seconded by Commissioner Evans, that the Board of Commissioners approve up to \$500,000 in additional financing for the development of Broadstone Walk Apartments, an affordable family housing development to be located in Apex, NC.

All funding commitments are subject to terms and conditions acceptable to the County Attorney. Awards are also contingent upon the development receiving local approvals including site plan approval and all necessary permits from the local municipality. In addition, all awards are contingent upon the basic terms as identified in the project descriptions. The motion carried by the following vote:

Aye: 6 - Commissioner Calabria, Commissioner Cervania, Commissioner Evans, Chair Hutchinson, Commissioner West, and Vice-Chair Thomas

Excused: 1 - Commissioner Adamson

Appointments

15. GoTriangle Transit Citizen Advisory Committee

Attachments: [GoTriangle Citizen Advisory Committee Item Summary.pdf](#)
[GoTriangle Transit Citizen Advisory Member List 12.22.21.pdf](#)
[GoTriangle App. Roster 12.22.21.pdf](#)
[GoTriangle App. Packet 12.22.21.pdf](#)
[GoTriangle Board Choices 12.22.21.pdf](#)

The following members were reappointed:

Mr. Satish Garimella
Mr. Jerome Brown
Mr. Gabe Talton
Ms. Donna Friend
Mr. Daniel Coleman
Ms. Tolulope Omokaiye

16. Housing Authority

Attachments: [Housing Authority Item Summary 12.22.21.pdf](#)
[Housing Authority Member List 12.22.21.pdf](#)
[Housing Authority App. Packet 12.22.21.pdf](#)
[Housing Authority App. Roster 12.22.21.pdf](#)
[Housing Authority Board Choices 12.22.21.pdf](#)

The following members were reappointed:

Ms. Keema Shaw
Ms. Patricia Page
Mr. John Austin
Mr. Thomas Gulisano

17. Human Services Board

Attachments: [Human Services_Item Summary 12.22.21.pdf](#)
[Human Services Member List 12.22.21.pdf](#)
[Human Services App. Packet 12.22.21.pdf](#)
[Human Services Board Ltrs of Recommendations 12.22.21.pdf](#)
[Human Services App. Roster 12.22.21.pdf](#)
[Human Services Board Choices 12.22.21.pdf](#)
[Human Services 2021 Board Attendance Record.pdf](#)

Moved to February.

18. Juvenile Crime Prevention Council

Attachments: [JCPC Member List.pdf](#)
[JCPC_Item Summary 12.22.21.pdf](#)
[JCPC App. Packet 12.22.21.pdf](#)
[JCPC Anderson and Wallace Ltrs of Recommendations 12.22.21.pdf](#)
[JCPC App. Roster 12.22.21.pdf](#)
[JCPC Board Choices 12.22.21.pdf](#)
[JCPC attendance 2021 Calendar Year.pdf](#)

The following members were reappointed:

Ms. Carla Huff
Mr. Marrius Pettiford
Ms. Kimberly Newsome
Mr. Eric Johnson
Ms. Lori Christian
Ms. Ann Godwin

19. Nursing Home Community Advisory Committee

Attachments: [Nursing Home CAC Item Summary 12.22.21.pdf](#)
[Nursing Home CAC Member List 12.22.21.pdf](#)
[Nursing Home CAC App. Packet 12.22.21.pdf](#)
[Nursing Home CAC App. Roster 12.22.21.pdf](#)
[Nursing Home CAC Board Choices 12.22.21.pdf](#)

The following member was reappointed:

Ms. Meagan Douglas

20. United Arts Grants Panel

Attachments: [United Arts Grants Panel Item Summary 12.22.21.pdf](#)
[United Arts Grants Panel Member List 12.22.21.pdf](#)
[United Arts Grants Panel App. Packet 12.22.21.pdf](#)
[United Arts Grants Panel App. Roster 12.22.21.pdf](#)
[United Arts Grants Board Choices 12.22.21.pdf](#)
[United Arts Attendance Report 2021.pdf](#)

No recommendation.

21. Wake County Board of Adjustment

Attachments: [BOA Item Summary 12.22.21.pdf](#)
[Board of Adjustment Member List 12.22.21.pdf](#)
[BOA App. Packet 12.22.21.pdf](#)
[BOA App. Roster 12.22.21.pdf](#)
[BOA Board Choices 12.22.21.pdf](#)
[BOA Attendance Report 12.22.22.pdf](#)

No recommendation.

22. Wake County Fire Commission

Attachments: [Fire Commission Item Summary 12.22.21doc.pdf](#)
[Fire Commission Member List 12.22.21.pdf](#)
[Fire Commission _JJoyner Ltr of Recommendation 12.22.21.pdf](#)
[Fire Commission App. Packet 12.22.21.pdf](#)
[Fire Commission App. Roster 12.22.21.pdf](#)
[Fire Commission Board Choices 12.22.21.pdf](#)
[Fire Commission 2021 Attendance Sheet.pdf](#)

The following citizen was appointed:

Mr. Jason Joyner, Town of Wendell Representative

23. Wake County Planning Board

Attachments: [Planning Board Item Summary 12.22.21.pdf](#)
[Planning Board Member List 12.22.21.pdf](#)
[Planning Board App Roster 12.22.21.pdf](#)
[Planning Board App. Packet 12.22.21.pdf](#)
[Planning Board Board Choices 12.22.21.pdf](#)
[Planning Board Attendance Report 12.22.21.pdf](#)

No recommendations.

24. Wake County Water Partnership

Attachments: [Water Partnership Item Summary 12.22.21.pdf](#)
[Water Partnership Member List 12.22.21.pdf](#)
[Water Partnrsh R.Krueger Resignation 12.10.21.pdf](#)
[Water Partnership App. Packet 12.22.21.pdf](#)
[Water Partnership App Roster 12.22.21.pdf](#)
[Water Partnership Board Choices 12.22.21.pdf](#)
[Water Partnership Attendance Report 12.22.21.pdf](#)

No recommendations.

25. Upcoming Vacancies for February

Attachments: [Upcoming Vacancies for Feb. 2022.pdf](#)

Upcoming Vacancies for February 2022

(All applications are due by January 20, 2022 by COB)

Appointments made February 7, 2022

- **Holly Springs Board of Adjustment = 1 Vacancy**
 - 1 Reappointment
 - Lois Semmens

- **Knightdale Land Use Review Board = 1 Vacancy**
 - 1 Reappointment
 - Bradley Pope

- **Open Space and Parks Advisory Committee = 3 Vacancies**
 - 1 Vacancy
 - _____, District 3 (resulting from previous member resignation)

 - 2 Resignations:
 - Mallory Martin, District 7 seat
 - H.C. Woody Woodward, District 6 seat

 - 2 Appointment recommendations by OSAPAC:
 - Hillary Morris
 - Jackie Giordano

- **Wake County Planning Board = 6 vacancies**

- 5 Reappointments:
 - Asa Fleming
 - Donovan Clark
 - Jason Barron
 - James (Bill) W. Jenkins
 - Ted Van Dyk
- 1 Resignation:
 - Chengwei Tony Yao

Other Business

Commissioner Cervania shared comments on ADA and translations based on Mr. Olavarria's public comments.

Vice-Chair Thomas shared that this item will be on the Great Government Committee meeting agenda.

Mr. Ellis shared that the County will open at 10:00am due to the inclement weather tomorrow.

Closed Session

Mr. Scott Warren, County Attorney, shared there was not a need for a Closed Session.

Adjourn

The meeting adjourned at 7:00pm.

Vice-Chair Thomas moved, seconded by Commissioner Calabria to adjourn the meeting. The motion carried by the following:

Aye: 6 - Chair Hutchinson, Vice-Chair Thomas, Commissioner Calabria, Commissioner Cervania, Commissioner Evans, and Commissioner West

Excused: 1 - Commissioner Adamson

Respectfully submitted,

Yvonne C. Gilyard, NCCCC
Deputy Clerk to the Board