

**THE BOARD OF COUNTY COMMISSIONERS
DURHAM, NORTH CAROLINA**

Monday, June 7, 2021

9:00 A.M. Virtual Work Session

MINUTES

Place: Commissioners' Chambers, second floor, Durham County Government
Administrative Complex, 200 E. Main Street, Durham, NC

Present: Chair Brenda Howerton, Vice Chair Wendy Jacobs, and Commissioners Nida Allam, Nimasheena Burns, and Heidi Carter

Presiders: Chair Brenda Howerton

Citizen Comments

Monica Toomer, Clerk to the Board, read the following Citizen Comments submitted via email:

Sheila Huggins

“Over the last few months, our community has been divided yet again.

I have watched as some of you have decided that you will only listen to and consider the needs and desires of some community groups and residents. Mistruths have taken the place of reality when it comes to discussions about our former county manager and the budget for our schools. Employees feel vulnerable as they seek to carry out their work in a space that has become politically toxic. And all of this is happening at a time when our residents are still suffering from the impact of a pandemic that has cost them so much.

It is time for you to consider the needs of all of our county's residents. It is not enough to wait for people to come to you. You should be eager to reach out to them, to hear their concerns, and to work with them on solving the challenges facing our community.

I am asking that you be the leaders that you claim to be, the listeners that we need you to be, and the public servants that you said you would be...for all of Durham.”

Joy Foster

“I am submitting this email as public comment regarding the agenda item on Black maternal health from the County's budget meeting on June 3, 2021.

I am a birth doula, board member of MAAME (a community-based maternal wellness and doula organization in Durham that specifically serves BIPOC families), and the founder of The Endayo Company which provides advisory services to maternal and family health leaders at the intersection of equity and leadership. I have a strong grasp of what the key issues regarding Black maternal health are, particularly here in Durham. During this week's budget meeting, I would have loved to see a full picture of the challenges that Black families are facing as it pertains to maternal health as well as hear much more about the innovative solutions that doulas, out of hospital midwives, community advocates and parents are leading in our community.

There is a strong network of community-rooted leaders with lived experience in Durham working to solve the Black maternal health crisis. As I previously mentioned, these are doulas, advocates, community servants, parents, and innovators. We have an opportunity to support, invest in and uplift the work of these community-rooted leaders. While I have seen some improvement over the last year, overall, this continues to be a missed opportunity that has real repercussions for people's lives.

Community-rooted leaders who are solving the Black maternal health crisis cannot scale their work if they are not invested in. They will not be invested in if we continue to perpetuate the narrative that the major institutions that provide health care in Durham are providing top-notch care when at the same time I and others hear stories of trauma and dismissal from these institutions. Thank you, Commissioners Howerton and Burns, speaking the truth about this reality. For many Black folks who have experienced trauma and dismissal in our local health systems, Durham is a maternity care desert. Some Black birthing people are even opting out of care because they know based on their own personal experiences in the health care system that they are not safe. To be clear, I am not diminishing the work, expertise, and heart that our Black obstetricians, hospital-based midwives and nurses in particular bring to their work. I am simply noting the reality of a system and culture that prevents Durham from being a place where everyone has equal access to the ability to thrive during pregnancy, birth and postpartum.

Out-of-hospital midwives, doulas, and community advocates who are FROM and/or deeply connected to the communities that they serve bring a broad and deep view of family's needs. These experts should always be at the table for conversations regarding how to address maternal health in general but especially for Black families in our community, given that many Black families simply do not feel safe in our hospital systems. And getting them at the table should not be a performative gesture, but rather a real opportunity for shifting power.

While I have described some of the alarm that I feel, I also want to note where I feel hopeful. I have been able to work alongside a few institutional leaders who have consistently shown their commitment to uplifting community-rooted solutions and engaging in true power sharing and shifting. I appreciate those people and know that it takes extra intentionality to use your privilege and power to make meaningful shifts in Durham's Black maternal health landscape as well as other areas. It is time for leaders across Durham to 1) recognize that Durham indeed does have a maternal health crisis 2) that some of our most highly touted institutions have and continue to contribute to that crisis 3) that we can and must do better to solve the crisis and must act with greater urgency and 4) that some of the greatest solutions lie with those who are working outside of the existing systems. Doing so will be a starting point to us making Durham place where all birthing people and infants will thrive.”

Jeremy Roth

“I am in FULL support of the budget recommendations made by the People's Alliance - most especially around redirecting public safety funding away from armed police (sheriffs), weapons and jails and towards community health and safety initiatives.

I own a small business and we suffered a break-in this past winter. Adding more armed police does absolutely *nothing* to address this kind of problem. We need funding for community initiatives that can help people break out of poverty and especially to help unhoused people who are overwhelmingly suffering from mental illness.”

Rev. Mel Williams, Felecia Robinson, Angelique Stallings, Alice Sharpe, Dr. Dorothy Browne, Shanetta Burris, Antonio Jones

“I am writing to support responsible approaches to addressing the increasing violence in our county. Our crime rate is 65% above and violent crime is 81% above the national average. Robberies are up 62%, burglaries are up 29%, aggravated assaults are up 18% and motor vehicle theft is up 28%. Many of these stolen cars are used in drive-by shootings and other crimes. Durham ranks as one of the worst counties

for traffic safety and we have almost 40,000 unserved warrants. Durham residents have a 1 in 24 chance of becoming a crime victim. As of May 1st, Durham has had 238 shootings, 78 people shot and 14 homicide victims. Every day we hear of a shooting that has happened in Durham. We must address this increase in crime. And while addressing the root causes of this violence—whether it is mental health or societal issues such as homelessness, joblessness and poverty—is important, we must not sacrifice our law enforcement efforts in pursuit of these goals. Solving the social determinants of crime will not happen overnight. But, right now in Durham, shootings are happening overnight.

I am requesting three things:

1. Say no to the efforts to reduce the Sheriff's Office budget by 10%
2. Fully fund the Sheriff's Office request for new vehicles; and
3. Assist the Sheriff's Office in filling vacancies by approving the 3% Cost of Living salary adjustment and working to improve deputy and detention officer salaries over the next year.

I read the articles this week about the DCSO staffing shortages. Please do not sacrifice law enforcement and inmate welfare for the sake of looking "progressive." Approve the Sheriff's Office budget request and strive to work collaboratively with the Sheriff to address crime and implement progressive reforms."

Angelique Stallings

"The egregious actions that were taken against Manager Davis were based on personal feelings, however, this inquiry is not. This situation is so much bigger than what occurred with Mr. Davis. This is a microcosm of the bullying politics that have been going on in Durham in recent years. The fact is politicians work for the people; I am the people. I want to be very clear, this is about the process that was taken against someone whose performance was not in question. But rooted in a revenge tactic plotted against him.

How do you think this type of behavior makes the employees of Durham County feel? Was there any consideration that in addition to all of the tension and stress created by COVID and the already turbulent environment of county government, that your actions taken against Mr. Davis would increase the angst of the employees? Were you cognizant of the fact that you perpetuated a farce that intensified the tensions that employees are already trying to navigate? This sends a message to the employees, "you better not speak out about your experience, or you will be retaliated against". Is that the type of Durham you seek to build?

I am a tax paying, vote in EVERY election citizen of Durham. I want to reiterate, that while the actions were taken against Mr. Davis, this is on a grander scale of the way that "injustice to one is injustice to all" (Martin Luther King, Jr). The "system" was not designed for people who look like me. We are indoctrinated with the horrors and traumas that have been passed down from generation to generation. We watch as our fathers and brothers, husbands and sons walk out of their homes everyday into a world that hates them. And we pray for them. But faith without works is dead. (James 2:26). So, we also vote, march, protest, and legislate. We toil to put people in place that have a vested interest in if not moving us forward, at least not hindering our advancement.

Durham is a city that I love. I have raised my child here, she was a very successful recipient of a Durham Public Schools education, I have a business based here, yet, I am embarrassed in my city. This city has a long rich history of building, not tearing down. There is no better example than North Carolina Central University, North Carolina Mutual Life Insurance and M&F bank. Not to mention modern day opportunities that have sprouted from the foundation that were put in place by the visionaries of Durham's Black Wall street. So, I ask, with this swift and unnecessary action that was taken, how many potential businesses have snubbed Durham? How many organizations have said they do not want to have any dealings with Durham due to its toxicity? How much will it now cost me as a taxpayer, that instead of

simply not renewing Mr. Davis' contract, you terminated him? What will it cost me in the future? What will it cost Durham? Would not allowing Mr. Davis to finish out his contract prove that the decision was not based on personal feelings? Due to the fact that this certainly was not based on performance, the numbers don't lie.

This situation will not soon be forgotten by the citizens or employees of Durham County. You can rest assured that people are paying attention and keeping track. When I voted for 3 of the 5 commissioners on this historic board, I had an expectation that you would do what you said you would do when you directly and personally asked for my vote. I understand fully the nature of politics and how it works. I am fervently clear that every promise can't be kept. However, when there is a blatant disregard, a wanton display of malice, then, I take issue. The citizens and employees of Durham deserve a governing body that puts them first, not personal feelings. This historic board is making the wrong kind of history. What is this board going to do moving forward to ensure that all citizens of Durham feel heard, valued, and included? This needs to be fixed and we are watching."

Louie Smith

"I support additional law enforcement funding including more police personnel and proper training. Until newer methods of reducing crime are shown to be effective, I prefer using more police presence on our streets."

DeWarren Langley

"What do boys and young men of color in Durham deserve?"

They deserve the approval of the MBK Durham Advisory Board, commission a Boys & Young Men of Color Local Action Plan with appropriation in the 2021-2022 budget for the plan's development and earmark \$5 million dollars of the American Recovery Act Plan funds to fund academic support, workforce readiness and stipends for boys and young men of color.

Despite reporting from staff that not all MBK Communities. The MBK Framework to affect System Change is comprised of four components: a set of governing core values, a self-assessment that can help you measure your community's progress in improving the lives of boys and young men of color, a roadmap and toolbox that provides resources and next steps based on your assessment result, and a story map, which provides case studies and profiles of successful communities.

This framework brings together the work of over 15 national partners who have researched and developed promising practices in cradle-to-career strategies, racial equity, collective impact, and strengthening local governments.

According to the MBK Framework to Affect Systems Change, each MBK Community is to have a Steering Committee, Executive Committee, or Advisory Board to oversee the progress of the initiative. Core MBK Community Partners have an ownership stake in one or more of the six MBK milestones and should be comprised, at a minimum, of the following:

1. Boys and Young Men of Color (BYMOC) leaders
2. Local Education Administration/School District Personnel
3. Local Government Official/Government Agency representatives
4. Community-Based Organization/Nonprofits
5. Local Businesses/Corporations
6. Philanthropic Officials

Several other MBK Communities across North Carolina currently follow this structure.

As stated in the \$400,000 IBM's Smarter Cities Challenge Durham Report Leadership is recognized as the driving force to get coordinated action. While a number of organizations, agencies and service

providers are engaged in programs to address youth disconnection, the community as a whole lacks collective leadership and accountability on this issue. While stakeholders are willing to join coordinated action, a lack of program-level leadership exists with no single leader driving the change and holding people to account. (p. 15)

The statement was in reference to youth serving organizations in Durham, however, the same is true of community-based organizations serving boys and young men of color.

While I understand the limitations of staff for MBK Durham, we have been a MBK Community for 5 years and now is the time for expedient action, not prolong conversations and focus groups when we have prior studies and frameworks for how to proceed with engaging stakeholders, developing a plan, executing a strategy, making adjustments in implementation as circumstances change and gathering and assessing data to inform decision-making. The MBK Durham Advisory Board will surely strengthen capacity.

Durham is too innovative to move and progress so slow when we can and should be leading similar to MBK Charlotte-Mecklenburg The Charles Hamilton Houston Foundation, Inc. is committed to strengthen workforce equity strategy by providing programming to prepare boys and young men of color to enter and succeed in postsecondary education/training that leads to employment in high skilled, high wage, and in-demand occupations and economic stability and mobility. Our Young Men of Excellence and Career Pathway Programs provides our participants with information, guidance, support, and coaching needed to connect with and navigate postsecondary education, training, career-oriented options, job market and pathways to economic security.

Thank you for your time and consideration. I am excited to engage further and look forward to hearing from you soon regarding the recommendation for the creation of the MBK Durham Advisory Council, revision of the Local Action Plan and earmarking \$5 million dollars of the American Recovery Act Plan funds to fund academic support, workforce readiness and stipends for boys and young men of color. We need action now!

I am thankful to Vice Chair Jacobs and Commissioner Carter for the opportunity to meet to discuss further and look forward to scheduling meetings with Chair Howerton, Commissioner Burns and Commissioner Allam. Our boys and young men of color deserve your support and swift action.”

Marcella Thompson – via voicemail

“Interested in leasing space in the old Social Services Building for the Mustard Seed Project. The project is expanding, and they do direct contact to assist people with food, clothing, medical and sometimes legal aide. The Mustard Seed Project receives donations and are in need of a good location to sort and be able to provide more direct aid. They recently received a \$50,000 donation of kitchen equipment for the storage of fresh and frozen foods. Would like to see if receiving this space would be a possibility. Mentioned leasing space for \$1 per year and with us being more of a service agency that help children and families – tutoring/summer camps.”

Consent Agenda

The Board was requested to review the following Consent Agenda items for the June Regular Sessions.

21-0262 Approval of Memorandum of Agreement with Triangle J Council of Governments (TJCOG) to Provide Planning and Technical Assistance for the Newly Formed Triangle Region Solid Waste Consortium

Motiryo Keambiroiro, General Services Director, clarified that the Consortium Group was formed to facilitate collaboration and coordination between local government jurisdictions in solid waste and recycling to reduce recycling costs and quantities. The legislation passed for Durham County to be in the consolidated efforts.

21-0328 Execution of an Amendment to the Architectural Design Services Contract with RND Architects, PA for Renovations to the Durham County Sheriff's Tactical Training Facility (formerly Sheriff's Firing Range). Project No.: DC091

Peri Manns, ASLA Assistant General Manager, stated the Sheriff's Office would need an additional \$100,000 in funds to be transferred from the Administration Building I Boiler Project.

21-0338 Extension of Contract with Reinvestment Partners for COVID Homeless Housing

Drew Cummings, Chief of Staff stated in-depth conversations and a report would be presented from the reinvestment partners at the August Regular Session Meeting.

21-0347 Lease Agreement Between Durham County and the Urban Ministries of Durham

Jane Korest, Open Space and Real Estate Division Manager, and Motiryo Keambiroiro, General Services Director, clarified General Services accounts for all buildings leased and reports would be shared with the Board.

21-0352 Capital Project Amendment No. 21CPA000036 Increasing the Administration II Capital Project (4730DC073) by \$338,000 to Support the Retail Space Lease Requirements, and Reducing the Administration I Boiler Replacement Capital Project (4190DC071) by \$500,000, and Approve Budget Amendment 21BCC000112 Transferring the Funds for the Admin II Project (\$338,000) and the Remaining \$162,000 to the Debt Service Fund for Future Use

Claudia Hager, Interim County Manager, informed the Board reconciliations were done when closing out a budget project. David Ades, Assistant Director of Budget and Management Services, added the funds would be reused instead of creating new funding.

21-0356 Authorize Contract and Award for Durham County Cooperative Extension's participation in the Visit NC Farms App

Darnell Parker, County Associate Extension Agent, provided the Board with insight on who the NC Farm App would target and what the app does. He added, users were able to locate farms, farmers markets and local restaurants with foods and activities that interest them. Mr. Parker stated the app was advertised throughout the state with regular updates.

21-0386 Durham Racial Equity Commission By-Laws

Kweli Rashied-Henry, Racial Equity Officer confirmed the approval of the Durham Racial Equity Commission By-Laws in an effort to address recommendations pertaining to systemic and racial equities, and to support the City-County racial equity action plan. She added trainings and activities would be covered in their budget.

There were no questions regarding the items below:

21-0278 Approval to Renew IS&T's Contract Engagement with Gartner Consulting Service with Existing IS&T Operational Funds in the Amount of \$146,700

21-0303 Award of Contract for Meal Preparation & Food Services at the Detention Center

21-0307 Award of Contract for Commissary at the Detention Center

21-0314 Interlocal Cooperation Agreement for Durham County and the City of Durham for Consolidation of Access Services

21-0320 Approval to Renew IS&T's OpenSesame, Inc. Contract in the Amount of \$69,400.50. Requested Funds will be Funded from Existing IS&T Operational Funds. Open Sesame, Inc is a Content Partner for Durham County Training Content & Classes to Include Cybersecurity and County Wide Training Education Classes.

21-0322 Approval of an Amendment to the Contract for Architectural Design Services with Moseley Architects for the New Youth Home, Project No. DC-001

21-0323 Extension of Interlocal Agreement for Little River Regional Park

21-0326 Medicaid Transformation - Public Ambulance Providers (PAPs) Contracts with Public Healthcare Providers (PHPs)/Managed Care Organizations (MCOs)

21-0327 Execution of Building Envelope Design Services Contract with REI Engineers for the Stanford L. Warren Library

21-0329 2020 Annual Report - Durham Bicycle and Pedestrian Advisory Commission

21-0334 Capital Project Amendment No.21CPA000037 Appropriating \$549,600 of Enterprise Capital Project Fund Funding to the Triangle Wastewater Treatment Plant (TWWTP) Utilities Division's Administrative Building Project (7100SE057) to Fund Engineering Project Fees (\$300K), Execution of a Contract with Metcon, Inc. for Preconstruction Services (\$149,600), and Architect Project Related Fees (\$100K)

21-0335 New Utility Administration Building - Approval of Plat Recombining Three Existing Parcels into One Parcel

21-0336 Budget Ordinance Amendment No. 21BCC000113 Cooperative Extension to recognize \$3,000 from a Grant Contribution from the George and Susie Polsky Fund via the NC Agricultural Foundation Inc. to Increase Staff Support for the Kids Voting Durham Civic Education Efforts

21-0339 Extension of Contract with Southern Repair Services, Inc. for COVID Homeless Housing

21-0340 Lease Agreement Between Durham County and the Durham Center for Senior Life

21-0341 Award of the Collection System Emergency and Scheduled Repair Services for the Utilities Division (RFP 21-022) contract to Carolina Civilworks Inc., David Young Utilities

Inc., and Axis Utility Inc.

21-0342 Award of the Triangle Wastewater Treatment Plant Emergency and Scheduled Repair Services for the Utilities Division (RFP 21-020) contract to Carolina Civilworks Inc., T.A. Loving, and Axis Utility Inc.

21-0343 Award of Triangle Wastewater Treatment Plant Residuals Transport and Disposal to McGill Environmental Systems of NC, Inc. in the amount of \$272,006

21-0344 Award of Painting and Coating Services for Utilities Division to Carolina Management Team, LLC in the amount of \$150,000

21-0354 Award of Utility Locating Services Contract for Durham County Utilities Division

21-0357 Execution of the Contract Amendment with DTW Architects, Inc., for the Utilities Administration Building in the amount of \$100,000.00, Project (7100SE057)

21-0358 CJRC - FY22 Contract Approval for Transitional Living Facility

21-0359 CJRC - FY22 Contract Approval for Electronic Monitoring Services

21-0360 CJRC - FY22 Service Contract Approval for Psychiatric Services at the Durham County Detention Center

21-0361 Approval of the Maintenance Contract with Granicus, LLC

21-0376 Budget Ordinance Amendment No. 21BCC000114 to Recognize \$22,982 from the City of Durham to Support Bull City United Expansion through Hiring Contract Worker Positions

21-0377 Request for the Board of County Commissioners to support an application by Engineering & Environmental Services (E&ES) Staff for an Environmental Enhancement Grant from the State of North Carolina

21-0381 Capital Project Amendment No. 21CPA0000038 - Appropriating \$3,967,500 of Public-School Building Capital Fund Lottery Funds for Multiple Durham Public School's (DPS) Capital Projects

21-0383 Approval of Interlocal Agreement between Durham County and Alliance Health and Authorize the Manager to Execute the Agreement

21-0384 Contract Approval for Board of Elections Supplemental Voting Equipment

Discussion Items

21-0373 Update on Hub RTP from the Research Triangle

The Board was requested to receive an update on Hub RTP from the Research Triangle Foundation (RTF).

HUB RTP is a public private partnership between Research Triangle and Durham County. Hub RTP project was envisioned several years ago by RTF as a bold step to redevelop a part of Research Triangle Park (RTP). RTP was initially planned and built as a research, manufacturing, and commerce park with no provision for residential. Hub RTP was planned as a live-work-play node within RTP to aid in continuing RTP's place a premier site for employment and economic development by providing a more modern, holistic approach to development and community. A presentation was provided to give an opportunity for an update on The Boxyard, the retail project adjacent to Hub RTP that is supporting The Frontier.

Scott Levitan, CEO, RTF informed the Board since 2019 RTP alone had grown with \$4.5B in investments and 5,000+ jobs. Scott also provided an update on the progress of the Minority and Women-Owned Business Enterprise (MWBE). He stated the policy was modeled after the Durham County policy which started with less than 1% participation with a 25% overall goal. MWBE surpassed the overall goal in 2021 with a 38% participation rate.

Amanda Ronan, Director of Program, RTF, stated Boxyard broke ground in August 2019 and opened on June 5, 2021. Boxyard was created from a \$9 million dollar investment by RTP and used 40 upcycled shipping containers for construction. Boxyard offered 15+ local retailers and vendors indoors as well as community spaces on the courtyard and outside decks. She added Boxyard partnered with NCIDEA to produce PopBox which sold goods and services popup style every 3 months, which propelled women and BIPOC-owned businesses back into the market amidst the COVID19 pandemic. Boxyard also provided each recipient of PopBox to receive \$5,000 grant money, furniture for the site and paid utilities. Weekly music, and creative collabs was also an offering at Boxyard.

Ray Trapp, VP of Strategic Engagement, RTF provided the Board with regional initiatives:

- Mobility and Transit
- STEM Workforce Pipeline Development
- Inclusionary Workforce Housing
- Diversity, Equity, and Inclusion Collective

He added the STEM RTP program transitioned from a one-day program to a grant-based program in 2021 and funds were provided from their Durham-Wake Service District. The STEM program worked with small organizations with a budget under \$5 million dollars and were chosen by the demonstration to deliver successful programming and potential to grow. He highlighted a few organizations who were the first recipients to receive grants within the program.

Linda Hall, Executive VP & CFO, RTF, provided the Board with the following HUB updates:

- Broke ground (September 2020) and commenced infrastructure site improvement.
- Redesigned retail block and common public open space.
- Enhanced overall plan to include 3 acres additional park and open space.

- Broke ground on relocation of bank to accommodate 1st phase residential development.
- Pedestrian connectivity and transportation
- \$1.5B investment
- 2M square foot office and retail space, hotel, and housing.
- 6,000 direct jobs
- 47 total acres with 18 acres of greenspace
- \$78K average annual salary
- Projected payback to Durham County 9M over 10-year time horizon.

Ms. Hall added HUB was approved for funding in the amount \$105,044,368 with \$20M from Durham County, \$10M from Durham-Wake Service District, and \$75,044,0368 from RTP Foundations. She happily expressed the \$10M from the Durham-Wake Service District was over a 10-year period and they approved to allocate \$7M in additional funds for utilization. As of April 2021, of the \$20M Durham County funds, about \$8.5M was spent and quarterly reports would be sent to Commissioners to show project statistics and projected timeline.

Scott Levitan addressed questions regarding HUB and the future of businesses and affordable housing within the project. He stated acquiring tenants for the large office spaces was the biggest challenge; adding the affordable housing density bonus would not be an incentive to motivate developers to build affordable or workforce housing. Mr. Levitan continued to say the zoning within Durham County could be adjusted to create additional affordable housing. He also stated having a space for students to gather was a vision being worked on.

Jay Gibson stated in 2019 flexibility was added to the agreement and both parties' needs were being met.

Mr. Trapp responded to questions regarding closing the barrier gap of people of color leasing office spaces. He stated majority of the bids received were complete bids that beat out sublease bids. Mr. Trapp stated they were working with Tammy Hall with the State of NC to find corporations to ultimately complete the bid itself to increase the amount of people of color corporations.

The Board expressed gratitude to the Research Triangle Foundation for playing a role on the HUB project, for the community outreach and jobs HUB brought to Durham County, and to bringing a space to Research Triangle Park that appealed to technological individuals and millennials.

21-0385 The Stagville Memorial Project: Establishing a Memorial in Downtown Durham in Honor of those Formerly Enslaved at Stagville Plantation

The Board was requested to receive a presentation from The Stagville Memorial Project aiming to establish a memorial in downtown Durham in honor of those formerly enslaved at Stagville Plantation.

Vanessa Hines, former member of the City's Racial Equity Task Force and members of the Stagville Memorial Project, informed the Board that the mission of the Stagville Memorial Project was to:

- Expand on who is included in story of Durham’s Unique Beginning.
- Bring awareness to Stagville historic site to newcomers and life-long residents.
- Bring Stagville’s descendants together under common purpose.
- Help larger community ponder ongoing legacies of slavery and how they show up in present day.

She requested the Board allow the Stagville Memorial Project lead the public history/public art project for the Administration I Building. A video of board members from the Stagville Memorial Project was shown to reflect their opinions on establishing a memorial in Downtown Durham.

The Board expressed their support in the full allocation of funds and to the location of establishing a memorial in Downtown Durham at the Administration I Building.

21-0345 300 and 500 Block East Main St. Redevelopment(s) - Project Update

The Board was requested to receive periodic updates from the development team on both the 300 and 500 E. Main St. Redevelopments. The project team reviewed the work to date, upcoming schedule and next steps for both of the developments. Due to the community’s continued interest in these developments, the project team provided an update to the BOCC to equip them with the information necessary to provide updates and scheduling information.

Peri Manns, ASLA, LEED GA, Assistant General Manager/Deputy Director of Engineering and Environmental Services, provided the Board with following overview of 300 East Main Street Parking Garage and Affordable Housing:

- 753 parking spaces on seven (7) levels.
- 14 accessible spaces provided for affordable housing residents on level 2.
- July/August 2022 Parking Deck Completion
- February/March 2023 Affordable Housing/Commercial Completion
- Total Development Costs: \$25.4M

Ronn Stewart, Senior Vice President, Laurel Street Development, informed the Board the development team was on a deadline for the February/March 2023 deadline and there were limited changes to the layout of those sites. He added the goal of the space was to target tenants who had a social impact on the community, ideally firms or locals to Durham and/or non-profits.

Ben Stevens, Development Manager, Zom Living and Sarah Odio, Project Manager, DFI, presented data on 500 East Main Street. They stated the market rate would provide 196 units for all sizes and ages and was projected to open late 2023. The Affordable Housing Project would provide housing for 110 units for mixed income tenants and projected to open early 2024.

Darryl Hemminger, Senior Vice President, Zom Living and Sarah Odio, Project Manager, DFI discussed the importance of fostering tenants who had a socially responsible components to their business. He added community outreach would be conducted to identify types and/or specific businesses the community would like to have. He stated adding a linear park, a place for the general public to converge around 500 East Main Street which would include retail shops and dining as well as a small format grocer instead of Co-Op due to location.

Mr. Stewart addressed questions regarding the developmental units and the future steps with commercial units along Queens Street to provide support and services to Urban Ministries. He stated to maximize the number of units and to provide the level of affordability that was desired, it was best to finance the units separately. Mr. Stewart noted Durham Step-up expressed interests but could work with other organizations to collaborate with.

Mr. Hemminger addressed concerns on whether the linear park would be safe at night due to lighting. He stated the congregated activity was focused more on the outer ends of the streets, but string lighting would illuminate the streets as well as having units that overlook the linear park.

21-0346 Comprehensive Plan Community Goals and Objectives Adoption

The Board was requested to receive a presentation on June 7, 2021, to hold a public hearing on June 15, 2021, and approved a resolution adopting the Community Goals and Objectives for the new Comprehensive Plan on June 28, 2021

Kayla Siebel, AICP Senior Planner, highlighted topics that reflected the goals and objectives of the community needs through listening and learning:

- Housing
- Schools and education
- Public spaces, activities, and recreation
- Transit/bus transit
- Engagement process and government accountability
- Infrastructure
- Safety
- Gentrification and displacement
- Growth and development
- Walkability

Ms. Siebel stated the focus of listening and learning was to reach communities that were previously missed, i.e., the younger and minority population. She added an online engagement ambassador program was created to provide additional information on how to engage and the demographic details on who was being heard. By adding “*Was this objective true to you and your community*” to the online engagements, it would prioritize which objectives needed the most revisions.

Lisa Miller, Urban Designer, Planning Department provided information on how to use the community goals & objectives in two (2) primary ways which were used to inform the work remaining for the new comprehensive plan and developing policies and future land use map. She added a guide was developed to replace the future land use categories from 2005 and it created a new future land use plan in the form of a map with future assignments to each parcel in Durham County.

Ms. Miller answered questions pertaining to concerns regarding not having geographic framework and how to change the way planning was utilized.

Directive:

- **Planning Department to send original plan and updated changes to plan to the Commissioners.**

21-0375 Public Hearing Approval to Consider Allocating Economic Development Funds to CARsgen Therapeutics

The Board was requested to close the public hearing which was considered at the May 25th Regular Session meeting to allocate a total of \$1,000,000 to CARsgen Therapeutics and authorized the County Manager or Interim County Manager to enter into preliminary negotiations and executed an agreement with the Company. CARsgen, which specialized in CAR-T cell therapy research and production, would locate in Durham, creating 200 jobs and investing \$157 million.

Commissioner Burns moved, seconded by Commissioner Allam to approve the allocation to CARsgen Therapeutics.

The motion carried unanimously.

21-0337 Review of Commissioner Directives

The Board was requested to review staff follow-up regarding previously issued directives.

Board directives from previous meetings and staff follow-up were reviewed at Work Sessions. Staff strived to submit all directives into the system as accurately as possible soon after they were issued and to follow-up with the Board and/or with other relevant parties in an appropriate time frame.

Vice-Chair Jacobs suggested staff provide additional information on the tax programs at the August Regular Sessions.

Claudia Hager, Interim County Manager, informed the Board staff would provide an update, but would see where the County was at with system implementations by the August time frame.

21-0362 Commissioner Comments

The Board was requested to allow each Commissioner three minutes to report on conferences or make comments regarding issues that may be of interest or concern to the Board.

Commissioners did not have anything to report at this time.

Closed Session

20-0687 Closed Session

The Board is requested to adjourn into Closed Session to:

- To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations; pursuant to G.S. 143-318.11(a)(4)

- To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee; pursuant to G. S. 143-318.11(a)(6)

Commissioner Allam moved, seconded by Vice-Chair Jacobs, to adjourn to Closed Session.

The motion carried unanimously.

Reconvene from Closed Session

Chair Howerton announced that direction was given to staff.

Adjournment

Commissioner Burns moved, seconded by Commissioner Vice-Chair Jacobs to adjourn the meeting.

The motion carried unanimously.

The meeting was adjourned at 3:51 p.m.

Respectfully submitted,



Shaunecie Wardrick
Administrative Assistant