



**Executive Board Virtual Meeting Minutes  
June 9, 2021**

Officers Present	Board Members Present	Board Members Not Present	Centralina Staff and Guests Present
Bobby Compton, Chairman Jay McCosh, Vice Chairman Jarvis Woodburn, Secretary William Morgan, Treasurer	Karen Alexander Peter Ascitto Deloris Chambers Cathy Davis Larken Egleston Bill Feather Corinthia Lewis-Lemon Christine Poinsette Elaine Powell Lynn Shue Amelia Stinson-Wesley David Williams	Gene Houpe Bob Hovis Pedro Morey Troy Selberg Jennifer Stepp	Christina Danis Geraldine Gardner Linda Miller Michelle Nance Sherika Rich Denise Strosser Kelly Weston Venecia White  <b>Guests</b> Keith Bell, Cushman & Wakefield Leslie Mazingo, Strategics Consulting Piers Wates, Cushman & Wakefield

**Call to Order**

Chairman Bobby Compton, Town of Mooresville, called the meeting to order.

Kelly Weston, Clerk to the Board, called roll and noted that a quorum was present.

**Moment of Silence**

Chairman Compton called for a moment of silence.

**Amendments to the Agenda.**

There were no amendments to the agenda.

**Consent Agenda**

- 1. FY22 NC Department of Aging and Adult Services Funding Allocations**
- 2. Personnel Policies and Procedures Update**
- 3. FY21 Budget Amendment**
- 4. Finance Committee Authorization**
- 5. Approval of the April 14, 2021 Executive Board Meeting Minutes**

Treasurer William Morgan, City of Statesville, made a motion to approve the Consent Agenda. Council Member Larken Egleston, City of Charlotte, seconded the motion and it carried unanimously.

**6. Centralina Office Space Update**

Geraldine Gardner, Executive Director, explained that because Centralina's lease at 9815 David Taylor Drive is up in March 2022, the organization is considering the option to renew the lease or move to another location in the University area. She presented an overview of

the process to date, noting that Centralina has engaged real estate broker Cushman & Wakefield.

Keith Bell, Cushman & Wakefield, presented an overview of the current commercial real estate market in Charlotte, noting that Centralina's search focused on the University submarket because it is one of the city's lowest-priced markets.

Piers Wates, Cushman & Wakefield, presented information on the cost, square footage, and amenities of four office locations under consideration.

Ms. Gardner presented next steps for the process, including assembling a staff committee, visiting the four sites, and conducting a staff survey. She noted that at its September meeting, the Executive Board will receive a longer presentation and a proposed recommendation to consider for approval.

In response to a question from Vice Chairman Jay McCosh, Town of McAdenville, Ms. Gardner noted that she, Finance Director Denise Strosser and Human Resources and Operations Manager Venecia White visited 10 sites before narrowing the options down to the four presented.

In response to a question from Mayor Bill Feather, Town of Granite Quarry, Ms. Gardner explained that Centralina was not considering buying permanent office space, adding that there are not many locations in the University area available for purchase. She noted that staff can explore the purchase option at the Executive Board's direction.

Mr. Bell added that purchasing space is a good option when seeking a permanent location. He noted that leasing allows the organization to adjust its space as staffing needs change.

In response to a question from Treasurer Morgan, Ms. Gardner explained that Centralina staff will not telework entirely, so the organization is still in need of the amount of square footage proposed.

Commissioner Elaine Powell, Mecklenburg County, suggested considering amenities for hosting meetings, such as parking availability and restroom proximity.

Council Member Egleston noted that there are a lot of amenities in the University area such as the light rail, adding that such investments will continue to increase.

In response to questions from Commissioner Lynn Shue, Cabarrus County, Ms. Gardner explained that the current office is big but not terribly efficient. She noted that upfront moving costs may be more, but in the long run Centralina may end up paying for more space than needed if the organization remains at the current location.

Chairman Compton asked that Ms. Gardner keep the Finance Committee informed about the status of the process.

In response to a question from Council Member Amelia Stinson-Wesley, Town of Pineville, Ms. Gardner noted that the proposed location closest to the light rail would allow Centralina staff to travel to and from Uptown Charlotte for meetings as well as travel further north into Cabarrus County on the Blue Line.

## **7. Federal Relations Update**

Leslie Mazingo, Strategics Consulting, noted the May 2021 performance report in the agenda packet. She shared federal updates, noting that Centralina submitted a Congressionally Directed Spending Request to Senator Tillis' office for the regional Intelligence Transportation

Systems plan. She also noted that the President submitted his budget proposal to Congress, adding that some of its priorities include racial and social equity, climate change, and sustainability. She further noted that the proposal includes the American Jobs Plan and the American Families Plan.

Commissioner Powell noted that Mecklenburg County has shovel-ready stream restoration projects and offered her assistance in advocating for funding allocations for stormwater projects and greenways in the American Jobs Plan.

Treasurer Morgan made a motion to accept the Strategics Consulting performance report for May 2021. Secretary Jarvis Woodburn, Anson County, seconded the motion and it carried unanimously.

#### **8. Centralina FY22 Workplan Approval**

Ms. Gardner presented an overview of the FY22 workplan. She explained that Centralina will continue its progress on seven strategic goals and has added preparing a new strategic plan for FY23-25 as an eighth goal. She explained the member engagement process and the input received, adding that the workplan balances strategic goals, member needs, department innovations, and emerging conditions. She noted that based on the input received, the top needs for local government support include grants support, state and federal advocacy, Centralina Learns, American Rescue Plan Act administration and support, Census 2020 redistricting, and community development technical assistance. She presented highlights from the workplan related to regional coordination, supporting local governments, innovative service delivery, and operations.

Chairman Compton noted that the Centralina bylaws allow the Chair to establish ad hoc advisory committees. He added that although the Executive Board and Board of Delegates will be involved throughout the strategic planning process, there is an opportunity to create a subcommittee to provide guidance on plan development and facilitate engagement by other Delegates, member governments, and stakeholders. He explained that this subcommittee's responsibilities will include attending events and meetings related to the strategic planning effort; facilitating invitations to key stakeholders and encouraging involvement; engaging with other Delegates to obtain feedback on emerging goals and recommendations; and providing feedback to staff on emerging goals and recommendations.

Mayor Feather made a motion to approve the FY22 Centralina Regional Council Workplan and to establish a new subcommittee of the Board of Delegates to guide strategic planning for FY22. Commissioner Shue seconded the motion and it carried unanimously.

#### **Comments from the Executive Board and Centralina Staff**

There were no comments.

#### **Comments from the Executive Director**

Ms. Gardner introduced Christina Danis, Centralina's new Assistant Director of Community Economic Development.

#### **Comments from the Chair**

Chairman Compton reminded the Board Members to save the date for the August 11<sup>th</sup> Board of Delegates meeting. He also encouraged the Board Members to save the office relocation materials provided in their agenda packet. He thanked the Board Members and staff who were participating in the meeting while on vacation.

#### **Adjournment**

With no further business to be discussed, Chairman Compton adjourned the meeting at 6:19 p.m.