



**Executive Board Virtual Meeting Minutes  
September 8, 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	Peter Ascitutto Deloris Chambers Cathy Davis Larken Egleston Gene Houpe Troy Selberg Lynn Shue Jennifer Stepp Amelia Stinson- Wesley David Williams	Karen Alexander Bill Feather Bob Hovis Corinthia Lewis- Lemon Pedro Morey Christine Poinsette Elaine Powell	Patricia Cowan Geraldine Gardner Hillary Kaylor Debi Lee Linda Miller Michelle Nance Sherika Rich Denise Strosser Jason Wager 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. He wished Treasurer William Morgan, City of Statesville, a happy birthday.

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. Approval of FY22 Senior Community Services Employment Program Funding**
- 2. Approval of FY22 Managed Information Technology Services Agreement**
- 3. Approval of the June 9, 2021 and July 28, 2021 Executive Board Meeting Minutes**

Chairman Compton explained that the Consent Agenda included a request to approve the FY22 sponsor agreement and funding for the Senior Community Services Employment Program, which is a community service and work-based job training program for older adults. He also noted the request to approve the FY22 contract for Centralina’s managed IT services vendor, adding that there was no change in the contract amount for this year.

Council Member Larken Egleston, City of Charlotte, made a motion to approve the Consent Agenda. Council Member Troy Selberg, Town of Harrisburg, seconded the motion and it carried unanimously.

#### **4. Federal Relations Update and Annual Report**

Leslie Mazingo, Strategics Consulting, presented a performance report of federal relations activities for June through August and the annual report of activities for FY21. She highlighted activities from the past year, including arranging guest speakers from the White House Office of Intergovernmental Affairs and from Senator Tillis's office. She also highlighted efforts to secure appropriations report language to give leverage to regional projects seeking federal grant funding. She noted that Centralina was able to provide input on local government needs when the American Rescue Plan Act (ARPA) legislation was in development.

Commissioner Gene Houpe, Iredell County, made a motion to accept the Strategics Consulting performance report for June through August and the annual report of federal relations activities for July 2020 through June 2021. Mayor Pro Tem Deloris Chambers, Town of Badin, seconded the motion and it carried unanimously.

#### **5. Raleigh Relations Update**

Geraldine Gardner, Executive Director, explained that Centralina's Raleigh Relations strategy has involved working with state government relations consultant Chris Wall on building relationships with the region's state legislative delegation. She noted that Centralina has engaged legislators on the CONNECT Beyond regional transit plan and collaborated with the NC Office of Pandemic Recovery on ARPA implementation. She also noted that Centralina has strong relationships with NC Commerce through the Workforce Development Board's work and with the Division of Aging and Adult Services through the work of the Area Agency on Aging. She added that Centralina is also building a relationship with the Office of Strategic Partnerships.

Ms. Gardner provided an update on the NC Radar Project, noting that there is a weather radar coverage gap impacting the piedmont area with significant implications for emergency management and forecasting severe weather events within the Centralina region. She explained that a group of meteorologists and emergency managers have been advocating for an additional radar station to address this challenge. She reported that Centralina has been working with Western Piedmont Council of Governments and Piedmont Triad Regional Council to support this effort, including advocating for direct funding from the NC General Assembly to conduct a feasibility study for a radar station. She noted that if the state does not provide funding for the project, there is an opportunity for the three COGs to self-fund the study. She added that Centralina will continue advocating for a provision within the state budget directing the Division of Emergency Management to work the COGs on the study.

#### **6. CONNECT Beyond Endorsement Process Discussion**

Michelle Nance, Regional Planning Director, presented an overview of the key recommendations and mobility moves the CONNECT Beyond project team has developed for advancing mobility within the region. She explained that the Board of Delegates will be asked to take action on the CONNECT Beyond plan at its October 13<sup>th</sup> meeting. She added that the objectives for the presentation at that meeting will be to share components of the plan's vision, receive the Board's support for Centralina's role in the implementation process, and receive the Board's endorsement of the plan implementation as a major priority for Centralina.

Jason Wager, Assistant Regional Planning Director, presented proposed options for the motion on the CONNECT Beyond item at the Board of Delegates meeting.

In response to a question from Chairman Compton, Ms. Nance explained that outreach to South Carolina communities has occurred through their Metropolitan Planning Organizations since those communities are outside of the Centralina region.

In response to Chairman Compton, Ms. Gardner noted that the full CONNECT Beyond plan will be released on Monday. She added that staff will provide the Delegates with a packet of materials in preparation for the upcoming vote at the Board of Delegates meeting. She also noted that the difference between the motions is an explicit role for Centralina in the implementation process.

In response to a question from Commissioner Lynn Shue, Cabarrus County, Mr. Wager explained that each recommendation within the plan will have to be assigned an associated cost and timeline. He added that right now, the goal is to set the vision and from there, the focus will shift towards prioritization and assigning costs.

Secretary Jarvis Woodburn, Anson County, noted that in its role as implementation manager, Centralina may have to assist communities in determining which implementation approaches to take.

Chairman Compton expressed support for the second motion option.

Mr. Wager reviewed a timeline of the next steps in the plan endorsement process.

## **7. Centralina Office Space Discussion and Decision**

Ms. Gardner presented a summary of the options for Centralina's future office space. She also presented an overview of the recommendation process, including factors considered, such as financial feasibility, work environment quality, and organizational needs. She explained that the Grove 5 property was eliminated because it did not meet organizational needs or provide a quality environment. She noted that there was not a strong consensus among the staff advisory committee and department directors on the decision between the remaining candidate properties. She presented a summary of results from a staff survey and feedback from the staff committee and directors.

Denise Strosser, Finance Director, presented an overview of the financial data and assumptions. She noted that Centralina anticipates its fund balance increasing by \$430,000, projecting the ending balance will total approximately \$1,337,000. She noted that the current cash on hand and not committed for other expenditures is \$500,000, which could be used to pay for upfront costs associated with relocating to a new space or upfitting the current space. She also noted that initially, the University Executive Park property seemed the most suitable financially, but the area in which it is located detracted from that. She also noted that after final negotiations, the Resource 4 property appears to be a good option.

In response to a question from Treasurer Morgan, Ms. Gardner explained that Centralina has too much space in its current office and that the decrease in square footage associated with moving to one of the candidate properties would be the result of downsizing workspaces and reducing personal square footage while having access to more tenant amenities.

In response to a question from Treasurer Morgan, Piers Wates, Cushman & Wakefield, explained that the 2.5% annual escalation rate for Resource 4 is a low rate for office buildings in Charlotte.

Ms. Gardner summarized the advantages and disadvantages of each candidate property and recommended Centralina pursue lease negotiations with the Resource 4 property.

Secretary Woodburn expressed support for the recommendation, noting that Resource 4 appears to be the best choice.

Treasurer Morgan noted that staff has spent a lot of time weighing the office space options, adding that the officers have examined the options as well. He made a motion to direct the Executive Director to begin lease negotiations at 10735 David Taylor Drive and to bring a legally reviewed lease to the Executive Board for approval at its November 2021 meeting. Council Member Egleston seconded the motion and it carried unanimously.

Chairman Compton noted that safety was a concern in the decision-making process, as well as the organization's needs and workspace efficiency.

The motion carried unanimously.

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

There were no comments from the Executive Board or Centralina Staff.

**Comments from the Executive Director**

There were no comments from the Executive Director.

**Comments from the Chair**

Chairman Compton noted that the next Board of Delegates meeting will be held on October 13<sup>th</sup>, adding that a quorum was essential since the Board will be asked to take action on the CONNECT Beyond plan.

He announced the members of the newly formed Strategic Plan Subcommittee and thanked them for their willingness to serve:

- Council Member Corinthia Lewis-Lemon, Town of Morven
- Council Member Troy Selberg, Town of Harrisburg
- Commissioner Pedro Morey, Town of Waxhaw
- Commissioner Elaine Powell, Mecklenburg County
- Council Member Christine Poinsette, City of Lincolnton
- Mayor Miles Atkins, Town of Mooresville and Chair of the Centralina Economic Development District

Chairman Compton noted that the Centralina Area Agency on Aging will hold its annual conference virtually on October 1<sup>st</sup>.

He also noted that the next CLT Aviation Academy is being planned for January through February 2022.

**Adjournment**

With no further business to be discussed, Chairman Compton adjourned the meeting at 6:25 p.m.