

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

Monday, December 14, 2020

7:00 P.M. Regular Session

MINUTES

Place: Commissioners' Chambers, Second Floor, Durham County Government Administrative Complex, 200 East Main Street, Durham, North Carolina

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

Presider: Chair Brenda Howerton

Opening of Regular Session - Pledge of Allegiance

Agenda Adjustments

Chair Howerton announced that there were no agenda adjustments.

Announcements

Chair Howerton read the following announcements:

1. **FREE Fruits and Vegetables** – Mount Vernon Baptist Church located on 1007 S. Roxboro Rd will be distributing FREE fruits and vegetables to the Durham Community.

Distribution will take place on Thursday, December 17th from 1:00 p.m. – 3:00 p.m.

2. **The Durham Center for Senior Life (DCSL) Need Your Help!** – The DCSL is in need of personal hygiene and other items for seniors. These items include body soap, deodorant, lotion, toilet tissue and toothbrushes to name a few.

All items can be dropped off at the DCSL located on 406 Rigsbee Ave beginning December 14th – 18th from 9am – 3pm. Please place your items in the labeled boxes located outside the center.

3. **Welcome Baby's Annual Coat Drive** – The Welcome Baby Coat Drive is currently underway until January 8, 2021 - accepting new or gently used coats, hats, gloves and scarfs for Newborn to size 8.

Donations are accepted at 8 locations across the Durham County Library System: Bragtown Branch, North Regional, East Regional, South Regional, Stanford L. Warren and the Main Library. Donations are also accepted at Cooperative Extension located on 721 Foster Street on Monday's between 10am and 4pm.

Due to COVID-19, please drive to the rear of the building and place donations in the bin at the top of the stairs.

4. **New Screening Process at Human Services Building** – Planning a visit to the Durham County Human Services Building, please note that there is a new COVID-19 screening process for residents who have appointments and services scheduled.

Visitors must now go to the modular building in the Human Services Parking Lot on Dillard Street. Once you successfully pass the temperature screening process, you will receive a ticket to enter the building.

For additional information, please visit www.dcopublichealth.org

5. **Durham County Library Virtual Events** – The Durham County Library is hosting several live virtual events for adults and children during the month of December.

Please visit www.durhamcountylibrary.org for live links and additional information.

6. **Durham Technical Community College (DTCC) Back to Work Initiative** – DTCC is offering Durham residents an opportunity to complete the back-to-work course in as little as eight weeks!

These courses will help to provide opportunities for high-demand occupations such as health care, biotechnology, skilled trades and information technology. Please visit www.durhamtech.edu/work for additional information.

7. **FREE COVID-19 Testing Sites** – Extended through December 31, 2020, FREE COVID-19 testing is available for all ages, 7 days a week, regardless of insurance or documentation.

Please visit www.dcopublichealth.org for a list of testing sites

Chair Howerton thanked the Board for her election as the Chair and stated she looked forward to serving as the Chair for the next year.

Minutes

Chair Howerton pulled the November 23, 2020 Regular Session minutes and stated she contacted the Clerk with questions.

Vice-Chair Jacobs moved, seconded by Commissioner Allam to approve the December 7, 2020 Work Session minutes.

The motion carried unanimously.

Citizen Comments

Citizen: Barbara Jacobs

I would like to submit the following statement for the public comment period at the next Durham County Commissioners meeting on December 14. Thank you very much for your help. Enjoy the weekend but stay safe.

I read an article in the October 20 N&O about County Manager Wendell Davis's decision to grant hazard pay to many Durham County employees beginning March 15. I assume he had the power to award this. However, I was quite surprised to hear that he had not informed the county commissioners after he made this decision.

Next, I listened to the November 9 County Commissioner meeting. I learned that nothing had been budgeted for this. Is Mr. Davis sure that we are getting 100% reimbursement for this spending from the federal government? Otherwise why does it not appear in the budget?

As a resident and taxpayer, I am concerned that the spending may not be fully reimbursed. Funds will have to be found to cover this spending. Our revenues will be down, and our social service needs are ever greater. Does Mr. Davis realize that our revenues are very limited and are funded by the taxpayers of Durham County? It seems that he does not care.

But, even more important, I'm concerned that Mr. Davis felt there was no need to mention the increased spending to the commissioners back in March when he made the decision. Why did he not mention it at the next meeting? Was he hiding it?

This kind of non-communication makes me wonder what else he may not be communicating. We must be able to trust our county manager and he must be fully transparent.

Thirty-plus years ago, my father and his brothers formed a group called Citizens for Responsible Government in Greensboro. I am proud to be following in their footsteps.

Ceremonial Items

20-0682 Resolution to Support NCACC's Presidential Initiative Promoting Food System Resiliency

Chair Howerton read the following resolution:

RESOLUTION IN SUPPORT OF NCACC PRESIDENTIAL INITIATIVE TO PROMOTE FOOD SYSTEM RESILIENCY

WHEREAS, access to food is a basic human need and is vital to the well-being of a community; and

WHEREAS, all 100 North Carolina counties are committed to ensuring the needs of their citizens are met; and

WHEREAS, food security, defined as reliable access to quality, affordable food, is vital to a thriving community and food insecurity threatens the fabric of a healthy society; and

WHEREAS, according to Feeding America's annual Map the Meal Gap study, conducted to improve our understanding of food insecurity and food costs at the local level, the average food insecurity rate across North Carolina's counties is 14 percent. And Feeding America projects that the rate will rise to 19.3 percent due to the pandemic; and

WHEREAS, Durham County has a food insecurity rate of 22 percent; and

WHEREAS, the current pandemic is only further exacerbating the issue of food insecurity and families are facing difficult decisions about how to make ends meet, including whether they can afford the food they need; and

WHEREAS, it is projected that the food insecurity rate in North Carolina will rise to 19.3 percent due to the pandemic and the child food insecurity rate is projected to rise from 19.3 percent to 28.6 percent; and

WHEREAS, according to state officials, agriculture and agribusiness account for 17% of all jobs in the state and an annual economic impact of \$91.8 billion and is a vital aspect of the economy in North Carolina; and

WHEREAS, County Commissioners have a responsibility to ensure the basic needs of our citizens are met; and

WHEREAS, the North Carolina Association of County Commissioners (NCACC), under the direction of President Ronnie Smith will be leading a task force to address food system resiliency to help counties take actions to ensure the resources we have are getting to the people in need; and

WHEREAS, the NCACC Task Force will be meeting to examine the various issues that go into creating and sustaining a resilient food system for our residents; and

WHEREAS, by supporting our farmers, supply chains, agribusiness, food industry, and hungry families, we can build resilient communities.

NOW, THEREFORE, BE IT RESOLVED, that we the Durham Board of County Commissioners do hereby resolve to support the **work** of the NCACC task force and will commit to examining the food system in Durham County and take steps to help strengthen the system in the service of sustaining a thriving community.

This the 14th day of December 2020.

Brenda A. Howerton, Chair

Wendy Jacobs, Vice-Chair

Nida Allam, Commissioner

Nimasheena Burns, Commissioner

Heidi Carter, Commissioner

Chair Howerton thanked Deborah Craig-Ray, General Manager for composing the resolution. She added the Board would sign and send the resolution to the NCACC.

Consent Agenda

Chair Howerton asked the Board if they requested to pull or comment on any items on the Consent Agenda.

The Board requested to comment on the following: 20-0667 and 20-0673.

- Item 20-0667 – Vice-Chair Jacobs asked if the \$7.7 million amendment funding was separate from the original \$2.4 million Housing Opportunities and Prevention of Evictions (HOPE)

funding. Kelly Inman, Social Services Chief Operations Officer program replied the amended amount included the original \$2.4 million HOPE funding.

- Item 20-0673 – Commissioner Carter asked if \$819,996 was the remaining amount in the COVID-19 related fund. Keith Lane, Budget Director responded the remaining amount in the COVID-19 related fund was over \$800,000.

The Board requested to pull the following: 20-0650 and 20-0663.

Hearing no additional comments, Chair Howerton entertained a motion for approval.

Commissioner Burns moved, seconded by Vice-Chair Jacobs to approve the following items on the Consent Agenda.

The motion carried unanimously.

20-0603 Evoqua Water Technologies, LLC Contract Amendment for Utilities Division

20-0604 Electrical Controls & Maintenance, Inc. Contract Amendment for Utilities Division

20-0633 Approval to Utilize Existing Operational Funds in the amount of \$1,178,584.02 for this Fiscal Year for Licenses and Services for the Enterprise Agreement with Microsoft

20-0634 Utility Locating Services Contract Amendment with Taylor, Wiseman & Taylor Inc.

20-0637 Construction Materials Testing Services and Special Inspections for Snow Hill Road Pump Station and Force Main Project

20-0651 Execution of Contract for the Construction Materials Testing and Special Inspections for the Durham County 300 E. Main Street Structured Parking Deck with Falcon Engineering, Inc.

20-0653 Capital Project Amendment No. 21 CPA000019 – Creating Capital Project No. 4730DC150 – 300 E. Main Block Redevelopment and Appropriating \$20,838,814 of Limited Obligation Bonds (LOBs) Funding and Budget Amendment 21BCC000058 Appropriating \$661,136 of Debt Service Fund Fund Balance to the General Fund for Lease Improvements to 410 W. Chapel Hill Street Related to this Project, Approve the Execution of the Construction Manager @Risk “Guaranteed Maximum Price” with LeChase Construction/Right-Build, Inc. for the 300 E. Main Street Structured Parking Deck

20-0661 Removal of Citizen Board Member Due to Poor Attendance

20-0662 Removal of Citizen Board Member Due to Poor Attendance

*20-0665 Budget Ordinance Amendment No. 21BCC000056 for Interlocal Agreement with City of Durham for the Durham CARES Small Business Grant Program in the amount of \$250,000

*20-0667 Budget Ordinance Amendment No. 21BCC000055 The North Carolina Office of Recovery and Resiliency (NCORR) Community Development Block Grant – Coronavirus (CDBG-CV) and Federal Coronavirus Relief Funds (CRF) and for the Department of Social Services to recognize in the amount of an additional \$5,263,411 not to exceed \$7,714,447

*20-0668 Property Tax Releases and Refunds for November 2020

*20-0673 Budget Ordinance Amendment No. 21BCC000057 to Appropriate \$376,350 of General Fund Covid Reserve and Contract Extension Approval to continue Home Delivered Meals for Food Insecure Families during the COVID Crisis

*20-0680 Approval of Interlocal Agreement between Durham County and the City of Durham Related to Facility Use by the Durham Crisis Response Center and Budget Amendment No. 21BCC000059 Recognizing \$85,508 in Funding from the City of Durham in Support of Facility Use

Consent Agenda Item #20-0653

**DURHAM COUNTY, NORTH CAROLINA
2020-21 Capital Project Ordinance
Amendment Number 21CPA000019**

BE IT ORDAINED BY THE COMMISSIONERS OF DURHAM COUNTY:

That the 2020-21 capital project ordinance is hereby amended to reflect budget adjustments for the following projects.

Project Name	Project #	Project Status	Current Budget	Increase / Decrease	Updated Budget
300 Block East Main Redevelopment	47302635DC150	New		\$20,838,814	\$20,838,814

Adopted this the 14th day of December 2020.

**Durham County, North Carolina
2020-2021 Budget Ordinance
Amendment Number 21BCC000058**

BE IT ORDAINED BY THE COMMISSIONERS OF DURHAM COUNTY that the 2020-2021 budget ordinance is hereby amended to reflect budget adjustments.

<u>Category</u>	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<u>DEBT SERVICE FUND</u>			
<u>Expenditure</u>			
General Government	\$70,998,550	\$661,186	\$71,659,736
<u>Revenue</u>			
Other Financing Services	\$70,190,134	\$661,186	\$70,851,320
<u>GENERAL FUND</u>			
<u>Expenditure</u>			
Environmental Protection	\$4,960,679	\$661,186	\$5,621,865
<u>Revenue</u>			
Other Financing Services	\$30,051,898	\$661,186	\$30,713,084

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Approved December 14, 2020

Consent Agenda Item #20-0665

**Durham County, North Carolina
2020-2021 Budget Ordinance
Amendment Number 21BCC000056**

BE IT ORDAINED BY THE COMMISSIONERS OF DURHAM COUNTY that the 2020-2021 budget ordinance is hereby amended to reflect budget adjustments.

<u>Category</u>	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<u>GENERAL FUND</u>			
<u>Expenditure</u>			
General Government	\$125,127,188	(\$250,000)	\$124,877,188
Human Services	\$102,950,562	\$250,000	\$103,200,562

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Approved December 14, 2020

Consent Agenda Item #20-0667

**Durham County, North Carolina
2020-2021 Budget Ordinance
Amendment Number 21BCC000055**

BE IT ORDAINED BY THE COMMISSIONERS OF DURHAM COUNTY that the 2020-2021 budget ordinance is hereby amended to reflect budget adjustments.

<u>Category</u>	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<u>GENERAL FUND</u>			
<u>Expenditure</u>			
Human Services	\$95,236,115	\$7,714,447	\$102,950,562
<u>Revenue</u>			
Intergovernmental	\$64,514,948	\$7,714,447	\$72,229,395

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Approved December 14, 2020

Consent Agenda Item #20-0668

Due to property valuation adjustments for over assessments, listing discrepancies, duplicate listings and clerical errors, etc. The attached report details releases and refunds for the month of November 2020.

Releases and Refunds – November 2020

Releases and Refunds for 2020 Taxes

Real Property	\$ 135,483.52
Personal Property	\$ 88,067.04
Motor Vehicle	\$ 0.00

Solid Waste	\$ 515.34
Stormwater Utility	\$ 396.00
VTS Refunds	\$ 15,261.96
Total	\$ 239,723.86

Releases & Refunds for Prior Years
2015 - 2019

Real Property	\$ 14,412.85
Personal Property	\$ 1,305.43
Solid Waste	\$ 0.00
Total	\$ 15,718.28
Grand Total	\$ 255,442.14

Consent Agenda Item #20-0673

**Durham County, North Carolina
2020-2021 Budget Ordinance
Amendment Number 21BCC000057**

BE IT ORDAINED BY THE COMMISSIONERS OF DURHAM COUNTY that the 2020-2021 budget ordinance is hereby amended to reflect budget adjustments.

<u>Category</u>	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<u>GENERAL FUND</u>			
<u>Expenditure</u>			
Economic and Physical Development	\$7,423,315	\$376,350	\$7,799,665
General Government	\$125,127,188	(\$376,350)	\$124,750,838

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Approved December 14, 2020

Consent Agenda Item #20-0665

**Durham County, North Carolina
2020-2021 Budget Ordinance
Amendment Number 21BCC000059**

BE IT ORDAINED BY THE COMMISSIONERS OF DURHAM COUNTY that the 2020-2021 budget ordinance is hereby amended to reflect budget adjustments.

<u>Category</u>	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<u>GENERAL FUND</u>			
<u>Expenditure</u>			
General Government	\$124,500,838	\$85,508	\$124,586,346
<u>Revenue</u>			
Intergovernmental	\$72,229,395	\$85,508	\$72,314,903

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Approved December 14, 2020

Public Hearings

20-0674 Adoption of Resolutions related to Authorization of \$70M General Obligation (GO) Refunding Bonds, Series 2021, including Holding a Public Hearing on and Adopting the General Obligation Refunding Bond Order

Susan Tezai, Chief Financial Officer stated the Board was requested to hold a public hearing on the general obligation refunding bond order introduced at the November 23, 2020 meeting. She added the bonds would refund the County's General Obligation Public Improvement Bond Anticipation Note, Series 2017, which was authorized pursuant to bond orders approved in the 2016 referendum for community colleges, library, museum and school purposes.

The Board asked if the bonds were being issued because of the low interest rates. Ms. Tezai concurred.

Chair Howerton opened the public hearing and stated the public hearing would remain open for 24 hours for the receipt of additional comments.

20-0670 Public Hearing to Consider Allocating Economic Development Funds for the Clorox Company

Andrew Miracle, Economic Development Officer stated the Board was requested to hold a public hearing to consider allocating a total of \$50,000 in Economic Development funds to the Clorox Company and authorize the County Manager to enter into preliminary negotiations and execute an agreement with the Company. He added the Clorox Company was a leading multinational manufacturer and marketer of consumer and professional products that would create 158 new jobs and invest \$7.5 million in Durham County.

The Board asked if the County award would be a half (1/2) or a quarter (1/4) of the projected tax revenue. Mr. Miracle replied the award would be a quarter (1/4) of the projected tax revenue. The Board asked if the City offered Clorox an incentive award and how the County would track the commitments of the company. Mr. Miracle responded the City would consider an incentive award in the future and an annual report provided by the company would track their commitments.

Chair Howerton opened the public hearing.

Matthew Kopac, Citizen and Sustainable Business & Innovation Manager at Burt's Bees

Mr. Kopac stated he was thankful for the opportunity to address the Board on behalf of the Clorox Company and shared the context and history of Burt's Bees. He stated Burt's Bees was acquired by Clorox in 2007 and in 2010 with the help of local incentives, located the business to downtown Durham in the American Tobacco Campus. Mr. Kopac added in 2017, Durham became a hub for the expanded Information Technology Department for Clorox, and he was excited the deal would make Durham the second headquarters for the Fortune 500 Company and the new home of the beauty, health, vitamins and minerals supplement division.

Geoff Durham, President and CEO of the Greater Durham Chamber of Commerce

Mr. Durham stated he was excited to support the growth of Clorox and the new jobs carried significant multiplier effects. He added the County and Chamber of Commerce both worked with the state and the city to enable workforce development, education and other community partnerships were leveraged for the opportunities to further benefit the Durham community.

Dr. E. Lavonia Allison, Citizen

Dr. Allison requested an explanation on how the company was relating and confirming the (MWBE) certification set by the County and the plan for partnership to support local minorities in schools, colleges and training. Mr. Miracle responded Clorox had a work-related diversity purchasing policy program and would look for opportunities to strengthen the connections in Durham. Mr. Kopac added diversity inclusion, paid internships and partnerships with local schools and colleges was a major priority for Clorox.

Chair Howerton asked Mr. Kopac for a written document to provide to Dr. Allison. Mr. Kopac stated he would work with Mr. Miracle and Mr. Durham to provide the requested materials.

Nicole Thompson, CEO of Downtown Durham, Inc.

Ms. Thompson stated she supported the County's participation in the partnership to help increase Clorox's presence in Durham. She added the expansion demonstrated Durham's increasing popularity among global, national and regional corporations. Ms. Thompson stated Clorox was a strong corporate supporter, sponsor and partner in Durham.

Chair Howerton stated the public hearing would remain open for 24 hours for the receipt of additional comments.

Directive: Chair Howerton asked Mr. Kopac for a written document to provide to Dr. Allison.

20-0671 Public Hearing To Consider Allocating Economic Development Funds to BioAgilytix Labs, LLC

Andrew Miracle, Economic Development Officer stated the Board was requested to hold a public hearing to consider allocating a total of \$395,000 in Economic Development funds to BioAgilytix Labs, LLC and authorize the County Manager to enter into preliminary negotiations and execute an agreement with the Company. He added BioAgilytix Labs, LLC, a leading life science testing company, would create 878 jobs and invest \$61.5 million in Durham County.

The Board stated BioAgilytix should be a model for companies in Durham as they promoted the commitments to Durham County and the community. The Board inquired about the environmental sustainability of the company. Mark Bethers, Global Vice President of Human Resources provided the Board with a brief overview of the company and responded they were working to develop a plan for environmental sustainability.

Chair Howerton opened the public hearing.

Geoff Durham, President and CEO of the Greater Durham Chamber of Commerce

Mr. Durham stated he was excited to support the incentive with BioAgilytix and the critical industry cluster growth with life science and biotechnology. He added the new jobs carried significant multiplier effects and explained the County and Chamber of Commerce both worked with the state and the city to enable workforce development, education and other community partnerships were leveraged for the opportunities to provide benefit to the Durham community.

Dr. E. Lavonia Allison, Citizen

Dr. Allison requested an explanation on how the company was relating and confirming the (MWBE) certification set by the County and the plan for partnership to support local minorities in schools, colleges and training. Mr. Bethers responded BioAgilvitx would be engaged with a local Durham consultant for employment and community vendors. He added the company had the ability to hire from the local diverse workforce, offered employee referral bonus and internships to lead to full-time employment with high school and college students.

Bill Bullock, Senior Vice President & Statewide Operations at the North Carolina Biotechnology Center
Mr. Bullock stated he supported the partnership with BioAgilvitx in Durham. He added the Biotechnology Center assisted the industry statewide from the campus in Durham for over 35 years. Mr. Bullock highlighted the Biotechnology Center supported incentives with the County and looked forward to continued benefits for the community.

Chair Howerton stated the public hearing would remain open for 24 hours for the receipt of additional comments.

Other Business

20-671 Durham County Public Health Focused Update on the COVID-19 Crisis.

Rodney Jenkins, Public Health Director thanked the Board and County Management for their support in the COVID response.

Mr. Jenkins provided the following updates for Durham County:

- 13,022 total cases
- 112 seven-day moving average
- 40.9 percent were African American; 27.7 percent were Caucasian; 19.4 percent were LatinX
- 8.3 percent of cases were under age 18
- Greatest number of cases were among people who worked in nursing care facilities, hospitals, general medicine or surgical and technical.
- North Carolina was scheduled to receive 85,500 doses of Pfizer and allocations depended on hospital size and County population. The Moderna allocation would be determined based on population size and density.
- The County was required to adhere to the Federal and State's 4 Phase approach to vaccine distribution. The first phase included health care workers (doctors, nurses, anyone who played a role in COVID care) and extended to EMS, Dental professionals and funeral home professionals that handled decedents. Long term care facility residents and staff are scheduled for Phase 1A.

The Board inquired about the rollout process for the community and the outreach for Bahama and Rougemont. Mr. Jenkins responded the next briefing on the rollout process was scheduled for December 15, 2020. With regards to the outreach, Mr. Jenkins responded all rural residents would need to come to Public Health for the vaccine due to logistics. He informed the Board that the vaccine required two (2) doses with the second dose 21 days after the first; adding the North Carolina Central University Advanced Center for COVID-19 Related Disparities (ACCORD) Program provided an ultra-cold freezer to hold 56,000 vaccines. The Board inquired about the cause of the increase in cases. Mr. Jenkins replied COVID-19 fatigue, the Holiday Season, children going back to school and residents refusing to wear mask were a few of the causes.

20-0658 Discussion of Hope Learning Centers

Drew Cummings, Chief of Staff shared funding was scheduled to support the leaning centers for part of the first semester, however; due to slower initial enrollment and outside fundraising, the initial County funding was sufficed for all of the first semester through January 15, 2021. He added indications where Durham Public Schools (DPS) were leaning toward closing the remaining three (3) remote learning centers, which would create additional unmet needs.

Alexandra Zagbayou, Executive Director at Student U stated the learning centers were able to support over 300 students and over 41 employees. She added the YMCA served 17 schools, Student U served 24 schools and Kate's Korner served 12 schools – where the majority of the students were African American and LatinX.

Kate Goodwin, Owner of Durham Childcare Collaborative, LLC thanked the Board and the County Manager for supporting the learning centers. She added the centers were able to help vulnerable and mild illness children with the formation of support throughout the community.

Forrest Perry, Regional Vice-President of YMCA of the Triangle presented a proposal request to continue funding the learning centers through the third quarter at a cost of \$615,000. He added an additional option was for the County to provide funding to cover the last two (2) weeks of January 2021 at a cost of \$124,000.

The Board asked what resources were available for students with learning differences. Ms. Goodwin responded she looked to hire employees who possessed experience with kids with learning differences but encountered minimum support from DPS. The Board inquired about the demographics of the students. Ms. Zagbayou stated Student U's data was 41 percent Afro-American, 48 percent LatinX, 5 percent Multi-Racial, 5 percent Caucasian and 2 percent Asian.

The Board inquired about feedback received from the families and students. Ms. Goodwin responded the students and families were grateful to have a safe place to learn and principals and staff were excited to have students logging on and attending class. Ms. Zagbayou added the learning centers provided transparency of keeping students safe during the pandemic.

The Board asked if other entities would be asked for funding and inquired about the amount of raised funding. Mr. Perry stated they sought funding from DPS and the DPS Foundation for continued funding support. Magan Gonzales-Smith, Executive Director for Durham Public Schools Foundation stated the DPS Foundation donated \$300,000 to the learning centers for the first semester. She added the foundation raised \$1.4 million and allocated \$800,000 thus far; adding the DPS Foundation Board would have to decide how to allocate the remaining funds.

The Board asked how many of the students were originally Student U or YMCA students and data on the progress of students using the learning centers. Ms. Zagbayou replied the learning centers were setup on the first come, first serve process and 50 percent were Student U students and 50 percent were community students. She stated she asked DPS for the data on the progress of the students but had not received the information due to privacy around data sharing. The Board asked if the learning centers provided transportation. Ms. Zagbayou responded DPS agreed to provide transportation; however, they continued to work out the logistics.

Chair Howerton asked the Board to send questions to the resource persons to prepare for the January 4, 2021 Work Session.

Vice-Chair Jacobs moved, seconded by Commissioner Allam to approve the proposal request for \$124,000 to come from the remaining \$819,000 COVID relief fund to continue funding the Hope Learning Centers for the last two (2) weeks of January 2021 and to continue the discussion at the January 4, 2020 Work Session meeting

The motion carried unanimously.

Vice-Chair Jacobs stated she would share a link with the Board on a study about COVID-19 and trauma with children in schools. Commissioner Carter stated the learning centers was a national emergency and crisis.

Directive: Commissioner Howerton asked the Board to send questions about the Hope Learning Centers to the resource person to prepare for the January 4, 2021 Work Session meeting.

Board and Commission Appointments

Lowell Siler, County Attorney announced the voting results.

The Board made the following appointments (incumbents are identified with an (i). Individuals who are recommended by a Board are underlined.) Individuals listed in bold print were appointed.

Durham Open Space and Trails Commission

(i)**Xia Meng Howey** (Allam, Burns, Carter, Howerton, Jacobs)

Environmental Affairs Board

Wilson Salls (Allam, Carter, Howerton, Jacobs)

Rush Childs (Burns)

Homeless Services Advisory Committee

Michael Best (Allam, Burns, Carter, Howerton, Jacobs)

Juvenile Crime Prevention Council

Zora Deberry (Allam, Burns, Carter, Howerton, Jacobs)

Items Pulled from the Consent Agenda

20-0650 Authorize the County Manager to Execute the Master Development Agreement and the Revised Letter of Intent/Commitment for the Loan for the 300 E. Main Street Affordable Housing Development

Vice-Chair Jacobs asked if the term length and types of units would remain affordable in the Master Development Agreement (MDA). Anthony Fox, Attorney with Parker Poe Adams & Bernstein responded Section 2.4 of the Ground Lease explained the term length and types of affordable housing units and the MDA explained the guaranteed protection of those affordable units through the condition of the ground lease. Vice-Chair Jacobs also asked if the sustainability changes to the parking deck were reflected in the MDA. Perri Manns, Assistant Deputy Director of Engineering and Environmental Services concurred; adding, the County was targeted to receive the Green-e Certification for the parking

deck.

20-0663 Approval of Contract Amendment Extending and Adding \$400,000 to Homeless Housing Contract with Reinvestment Partners

Vice-Chair Jacobs asked which of the funding was from the original allocation and which was new funding. Drew Cummings, Chief of Staff responded the additional \$400,000 in funding was coming out of the original \$1.1 million approved by the Board in July 2020. Vice-Chair Jacobs asked if the funding could be reimbursed by Federal Emergency Management Agency (FEMA) and inquired about the Memorandum of Understanding (MOU). Mr. Cummings replied he had conversations with the Finance Department about the document required for reimbursement and he would provide the Board with an MOU once complete.

Commissioner Carter inquired about housing for the COVID-19 positive homeless and if the Request for Proposal (RFP) was moving forward. Leslie O'Conner, Chief Emergency Manager responded homeless positive COVID-19 housing was an option and the County held discussions with property owners in Durham. She added the RFP was moving forward and the County worked with Urban Ministries to review metrics and final decisions.

Commissioner Carter moved, seconded by Commissioner Allam to approve the Consent Agenda items 20-0650 and 20-0663.

The motion carried unanimously.

Closed Session

Chair Howerton stated the Board was requested to adjourn to Closed Session for the following:

- 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 establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract of proposed contract for the acquisition of real property by purchases, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract pursuant to G.S.143-3318.11(a)(5).

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

The motion carried unanimously.

Reconvene to Open Session

Chair Howerton announced the Board met in Closed Session and provided direction to staff.

Commissioner Carter moved, seconded by Commissioner Burns to approve the

purchase of vacant real property owned by Abel Herndon and identified as PIN 171556, PIN 171557 and PIN 171558 for a total amount of \$50,000, and to authorize the County Manager to execute all sale agreements and related documents required to complete the transaction.

The motion carried unanimously.

Vice-Chair Jacobs moved, seconded by Commissioner Allam to approve a ten-year Lease Agreement with Topsy Bull, LLC in the amount of \$20.00 per square foot per year for 3057 square feet, increasing three (3) percent per year, plus a Common Area Maintenance fee to be adjusted annually, for restaurant suite 150 in the County Administration Building II located at 201 E Main Street, and authorize the County Manager to execute the lease.

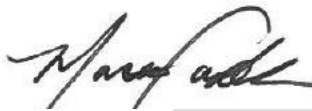
The motion carried unanimously.

Recess

Commissioner Carter moved, seconded by Commissioner Burns to recess the Regular Session meeting at 10:56 p.m.

The motion carried unanimously.

Respectfully Submitted,



Macio Carlton
Deputy Clerk to the Board