



# Durham County

200 E. Main Street  
Durham, NC 27701  
(919) 560-0025

## Meeting Agenda Board of County Commissioners

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Monday, May 24, 2021

7:00 PM

Commissioners' Chambers

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### Regular Session

### "Public Charge"

The Board of Commissioners asks its members and citizens to conduct themselves in a respectful, courteous manner, both with the Board and fellow citizens. At any time, should any member of the Board or any citizen fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to the public charge is observed.

As a courtesy to others, please turn off cell phones during the meeting.

### 7:00 pm Regular Session

1. Opening of Regular Session - Pledge of Allegiance (5 min)
2. Agenda Adjustments (5 min)
3. Announcements (5 min)

#### 21-0333 Announcements (5min)

##### Agenda Text:

1. Are you Behind in Rent Due to COVID-19 - The Durham Emergency Rental Assistance Program is here for you! Visit [www.durhamerap.dconc.gov](http://www.durhamerap.dconc.gov) to learn the requirements and to apply TODAY. For questions, please call 919-560-8000 and select option "7"
2. Emergency Broadband Benefit Program - Do you need help paying for high-speed internet? The Federal Communication Commission has created this program that provides a temporary discount on monthly broadband bills for qualifying low-income households. Please visit [www.getemergencybroadband.org](http://www.getemergencybroadband.org) for more details and a list of Agenda Text: Durham County Page 1 Printed on 5/20/2021 Board of County Commissioners Meeting Agenda May 24, 2021 qualifications.
3. Memorial Day events from DCo Veteran Services: Join Durham

County Veteran Services for a virtual Memorial Day ceremony for the national day of mourning on Monday, May 31. The remembrance will be shown on Durham Television Network at 8 a.m. & on the Durham County Facebook, Twitter, Nextdoor & YouTube pages at 11 a.m.

Everyone is also invited to place a flag provided at the War Memorial in front of the Administration I Building (200 E. Main Street) from 11 a.m. to 1 p.m. on Memorial Day.

More information is available at [dconc.gov](http://dconc.gov).

**4. COVID-19 Vaccination: Appointment and Walk-In Hours** - We are continuing to offer walk-in vaccinations for first and second doses, five days a week, for all people 16 and older. Moderna, Pfizer, and Johnson & Johnson vaccines are being offered, as supply permits. Walk-in hours are Mondays, Wednesdays, Thursdays, and Fridays 9:00AM-4:00PM, and Tuesdays 9:00AM-6:00PM. We also continue scheduling appointments, at 919-560-HELP (4357), for anyone interested in scheduling in advance).

#### 4. Minutes (5 min)

[21-0332](#)

**Minutes (5min)**

**Attachments:**

[Regular Session - April 26 2021](#)

[Work Session - May 3, 2021](#)

#### 5. Ceremonial Items (10 min)

[21-0319](#)

**Introduction of New County Food Security Coordinator, Mary Oxendine (10min)**

**Agenda Text:**

The Board is requested to meet the new County Food Security Coordinator and welcome her to Durham County Government and to the important work of addressing our community's food security.

Created by the BOCC in 2020 with community input and support, the County Food Security Coordinator is responsible for driving county- and community-wide efforts around food access and food policy initiatives and practices in Durham County, developing and maintaining collaborative partnerships with organizations and individuals, and supporting Durham County food security initiatives, teams, and task forces.

Mary Oxendine joined Durham County as our first County Food Security Coordinator in April 2021. Mary is a North Carolina native and a member of the Lumbee and Tuscarora tribes. She has over 12-years of experience planning, developing, implementing and evaluating health promotion and disease prevention programs. She has expertise in qualitative research methods, as well as managing

large scale, multi-year, complex projects with budgets up to \$3.5 million. Mary has studied food insecurity in low-income and Latinx communities and supported the Congressionally appointed National Commission on Hunger. She also has lived experience with food insecurity, having grown up with a single mother and experienced the impacts of generational poverty. Mary has a Bachelor of Arts in Public Policy from UNC-Chapel Hill and is currently completing a Master of Science in Nutrition at Meredith College. Leading the way with cultural humility and inclusive approaches, she is excited to partner with local organizations, individuals, and government agencies to create lasting change regarding food security in Durham County.

**Alignment with Strategic Plan:** This item aligns with Strategic Goal 5, Accountable, Efficient and Visionary Government.

**Resource Persons:** Donna Rewalt, County Extension Director; Mary Oxendine, County Food Security Coordinator

**County Manager's Recommendation:** The County Manager recommends that the Board welcome Mary Oxendine, County Food Security Coordinator, to Durham County Government and the important work of community food security.

## 6. Consent Agenda (15 min)

### [21-0299](#)

**Approval of Budget Ordinance Amendment No. 21BCC000110 to Recognize \$100,000 from North Carolina Biotechnology Center for a Local Economic Development Award and to disburse the funds to GRAIL, Inc.**

**Agenda Text:**

The Board is requested to approve Budget Ordinance Amendment No. 21BCC000110 to recognize \$100,000 from the North Carolina Biotechnology Center for a Local Economic Development Award (EDA) to then be disbursed by the County to GRAIL, Inc. The NC Biotechnology Center has agreed to provide an economic development grant award through the County to encourage the expansion and maintenance of new business operations in Durham County. By disbursing the funds to the local unit of government, the County is able to maintain a direct relationship with GRAIL, Inc.

As part of their agreement, GRAIL, Inc. will create at least two hundred and three (203) new FTEs by December 31, 2023 and maintain through the following year. Included as part of the agreement's use of funds are the following community engagements and benefits:

- GRAIL will use EDA funds to enhance their talent pipeline through the support of eight (8) undergraduate internships as well as Six Sigma training focused on improving processes and operations and reporting across the

company. Six Sigma will be provided for 10-15 employees per year. Internships will be provided for the following undergraduate areas of studies: Software, Process Engineering and Supply Chain.

The North Carolina Biotechnology Center collaborates with North Carolina communities to attract life science economic development projects. Its Bioscience Industrial Development team provides industry-specific expertise and resources. The Center also supports community efforts through its Economic Development Award (EDA) Program. The EDA Program provides performance-based grants to local units of government in support of life science company projects.

Grants are linked to job creation and retention milestones for specific company projects in the locality of interest. The local government administers the grant and allocates funds to the company to be used for project-related investments providing sustainable benefit to the company and community. The Center partners with both community and company to determine the appropriate use of EDA funds. In the case of the three agreements receiving the awards, funds will be used to contribute to the cost of real and tangible personal property investments with portions to be either spent on machinery and/or equipment or operations and/or research and development

**Alignment with Strategic Plan:** This item aligns with Goal 4: Environmental Stewardship and Community Prosperity to promote and support the community and economic vitality for all residents.

**Resource Persons:** Andy Miracle, Economic Development Officer; Jay Gibson, General Manager, Environmental Stewardship and Community Prosperity

**County Manager's Recommendation:** The County Manager recommends that the Board approve Budget Ordinance Amendment No. 21BCC000110 to Recognize \$100,000 from North Carolina Biotechnology Center for a Local Economic Development Award and to disburse the funds to GRAIL, Inc.

**Attachments:**

[GRAIL NCBiotech EDA Grant Agreement](#)

[GRAIL NCBiotech EDA Performance Agreement](#)

[Legal form to AAF-110](#)

[Suppl to AAF-110 to recognize \\$100K from NC Bio Tech and pass the funds to](#)

**21-0301**

**Approve Capital Project Amendment No. 21CPA0000034 Increasing the Snow Hill Road Pump Station and Force Main Replacement Project (4730DC149) by \$3,210,000 Using 2020 Limited Obligation Bonds (LOBS) for a Total Project Budget of \$18,295,000; and Authorizing the County Manager to Execute the Design-Builder "Guaranteed Maximum Price #3" Contract**

**Agenda Text:**

The Board is requested to approve Capital Project Amendment No. 21CPA0000034 increasing the Snow Hill Road Pump Station and Force Main

Replacement Project (4730DC149) by \$3,210,000 using 2020 LOBS funding for a total project budget of \$18,295,000. This amendment would also authorize the County Manager to execute a design-build contract amendment with Wharton-Smith/Hazen and Sawyer for GMP #3 in the amount of \$3,424,626.00, and allow a construction contingency of 3% (\$103,185) to execute any other related contracts, including change orders, not to exceed the available budget of \$3,527,811 for the design-build Guaranteed Maximum Price #3.

**Snow Hill Road Pump Station Project 4730DC149 Current Budget**

|               | <b>Increase/ Decrease</b> | <b>Revised Budget</b>           |
|---------------|---------------------------|---------------------------------|
| 2020 LOBs     | \$15,085,000              | \$3,210,000 \$18,295,000        |
| <b>Totals</b> | <b>\$15,085,000</b>       | <b>\$3,210,000 \$18,295,000</b> |

The Snow Hill Road Pump Station (SHRPS) was identified as a limiting factor in growth in the Treyburn business district in 2013. Although the SHRPS was upgraded in 2015, the pump station is no longer capable of being upgraded to sufficiently convey wastewater from the Treyburn business district and must be replaced with a larger station and separate force main. Multiple industries within the Treyburn area are in design or construction for expansions of their current facilities; therefore, economic development and job creation will be halted until the SHRPS is complete. On August 26, 2019, the Board approved Capital Project Amendment No. 20CPA000002 in the amount of \$12,685,000 as well as the design-build contract execution with Wharton-Smith/Hazen and Sawyer. The Board has previously approved GMP#1 on May 11, 2020 and GMP#2 on October 12, 2020.

GMP #3 Contract Package consists of the pump station building and mechanical trades as well as the remaining site work. These trades include masonry, roof, doors, windows, life safety, grading, paving, concrete, fencing, and signage. The force main will be submitted under a future contract amendment. In an attempt to solicit the greatest feedback from the construction industry, the scope of work for GMP #3 was separated into 19 bid packages. Bids were received on September 25, 2020 with a few packages needing re-advertisement due to low participation. The re-advertised bids were received on October 2, 2020. The final bid analysis provided a very low MWBE participation, much of which can be attributed to a robust workload across these industries. Despite the lack of MWBE participation in this GMP Package, the project will continue to solicit MWBE participation where possible.

**Alignment with Strategic Plan:** This action is in accordance with Durham County Strategic Plan Goal 4: “Environmental Stewardship and Community Prosperity,” as this project will ensure a quality delivery of the Snow Hill Road Pump Station to promote economic development.

**Resource Persons:** Jay Gibson, P.E. General Manager; Peri Manns, ASLA, LEED GA, Deputy Director Engineering & Environmental Services; Vincent Chirichella,

P.E., Sr. Project Manager

**County Manager's Recommendation:** The County Manager recommends the Board approve Capital Project Amendment No. 21CPA0000034 increasing the Snow Hill Road Pump Station and Force Main Replacement Project (4730DC149) by \$3,210,000 using 2020 LOBS funding for a total project budget of \$18,295,000. This amendment would also authorize the County Manager to execute a design-build contract amendment with Wharton-Smith/Hazen and Sawyer for GMP #3 in the amount of \$3,424,626.00, and allow a construction contingency of 3% (\$103,185) to execute any other related contracts, including change orders, not to exceed the available budget of \$3,527,811 for the design-build Guaranteed Maximum Price #3.

**Attachments:**

[210505 CPA #3\\_AAF GMP #3 - SHRPS](#)

[210505 Supplemental Doc - GMP #3 - SHRPS](#)

[Durham SHRPS - GMP-3 Package \(Final\) Rev1](#)

[MWBE Compliance Review Form-AAF for Snow Hill Rd PS D-B GMP #3 05032](#)

[CPA-34 LEGAL FORM Snow Hill Pump Station and Force Main Replacement \(S](#)

**21-0305**

**Budget Ordinance Amendment No. 21BCC000111 to recognize \$13,733 on behalf of the NC State Extension NC Farm School for Cooperative Extension to Operate the regional NC Farm School program in Durham County through 2022.**

**Agenda Text:**

The Board is requested to approve Budget Ordinance Amendment No 21BCC000111 to recognize \$13,733 in funding to operate the regional NC Farm School program in Durham County through December 30, 2022.

North Carolina Farm School (NCFS) in Durham County will serve approximately 25 farmers through a unique entrepreneurial “learn-plan-do” program for new and transitioning farmers with the mission of increasing the number of successful farmers in North Carolina.

The total funding for the program is \$13,773, which includes \$5,779 in funds from the previous Farm School and \$7,994 in funds that will be collected in fees from participants by Durham County Cooperative Extension. The funding covers all costs incurred by Durham County to implement the program. At the end of the program, Durham County will remit any remaining funds collected, expected to be around \$5,500, to the County Extension Center awarded the program the following year.

NCFS will operate in a multi-county cluster based in Durham for 2021-2022 with area Extension Agents who lend their knowledge of sound production practices and crop management decision-making to deliver a comprehensive farm business curriculum over a four-month period. Local farmers host the program and describe the challenges they faced as they started their own farms. The classroom business sessions are reinforced with multiple farm visits and participants apply what they learn through homework assignments and a web-based business plan program.

**Alignment with Strategic Plan:** This request aligns with Goal 1, Community Empowerment and Enrichment, and Goal 4, Environmental Stewardship and Community Prosperity, by strengthening learning opportunities, workforce development, and economic prosperity.

**Resource Persons:** Donna Rewalt, County Extension Director; Janel Ohletz, Agriculture Agent; Ashley Troth, Horticulture Agent.

**County Manager's Recommendation:** The County Manager recommends that the Board approve Budget Ordinance Amendment No. 21BCC000111 to recognize \$13,733 in funding to operate the regional NC Farm School program in Durham County through December 31, 2022.

**Attachments:** [Funds NCFS program 2021.pdf](#)  
[2021 NCFS Northern Piedmont Brochure.pdf](#)  
[AAF-111 Legal Form](#)

### **21-0308**

### **Property Tax Releases and Refunds for April 2021**

**Agenda Text:**

The Board is requested to approve the Releases & Refunds for the month of April 2021. 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 April 2021.

Releases and refunds for year 2021 total \$ 232.40 and for 2020 the total is \$509,055.72. Prior years' (2015-2019) releases and refunds are in the amount of \$203,840.90. April 2021 releases and refunds total \$713,129.02.

**Alignment with Strategic Plan:** Goal 5, Accountable, Efficient, Visionary Government. To ensure the county complies with North Carolina General Statutes ensures we are accountable to our citizens. The Board of E&R ensures that we are accountable and efficient as tax revenues are impacted by the actions of this Board. The actions of the tax department and this Board impact all strategic goals due to the revenues needed.

**Resource Persons:** T. Dwane Brinson, Tax Administrator

**County Manager's Recommendation:** The County Manager recommends that the Board accept the property tax release and refund report for April 2021 as presented and authorize the Tax Assessor to adjust the tax records as outlined by the report.

**Attachments:** [Releases and Refunds Backup Detail-April 2021- May 24, 2021](#)  
[Backup-Tax Release and Refunds-April 2021-May 24, 2021](#)  
[NCVTS March Refund Rpt](#)

### **21-0313**

### **Execution of Architectural Services Agreement with Vines**

**Architecture Inc. LLC. for the Analysis and Conceptual Studies for the Former DSS Main St. Facility - Project No. 4730DC148****Agenda Text:**

The Board is requested to authorize the County Manager to enter into a contract with Vines Architecture Inc. LLC. (Vines) of Durham to provide architectural services for the Analysis and Conceptual Studies for the Former DSS Main St. Facility, located at the 220 East Main Street, Durham, in the amount of \$145,5000.00 plus a reimbursable expenses allowances in the amount of \$3,000.00 thus totaling a not to exceed amount of \$148,500,000.00 (See Attachment 1, Pages 1-8).

Durham County ("County") is seeking to redevelop DSS Main in a manner that best meets the public interests. To this end, the County has engaged the Development Finance Initiative (DFI) to provide pre-development services for the redevelopment of the DSS Main property. The pre-development process involves several key components - public engagement, a parcel analysis to understand current conditions in downtown, a site-specific market analysis, site planning, and a financial feasibility analysis. The work will culminate in a competitive solicitation process to identify a qualified development partner to execute the County's vision for the site.

The services provided by the architectural team will focus on site planning and providing key inputs for the financial feasibility analysis. Vines will work closely with DFI to explore multiple redevelopment scenarios for the property including adaptive reuse and repurposing of the structure. Uses may include office, civic, education, retail, flex, residential and others that emerge through the engagement process. Development scenarios should take into consideration the surrounding area (adjacent streets, proximate buildings, and downtown context), resulting in a plan that can help activate this section of East Main Street. This process will help the County identify a feasible redevelopment plan that meets both public and private sector interests.

The request for qualifications (RFQ) for architectural services for the project was advertised in local newspapers on February 10, 2021. Seven (7) responses were received on March 11, 2021 and were evaluated by a selection committee representing the Development Finance Initiative and County Engineering. The firm of Vines Architecture Inc. LLC. was determined to be the most qualified firm to provide design services for this project. For M/WBE participation information (See Attachment 2, Page 1).

It is recommended that the County proceed with the work in the proposal dated May 14, 2021 in the total amount not to exceed \$148,500.00. Funding for this service is available in the DSS Main Street Renovation Capital project account.

**Alignment With Strategic Plan:** This request aligns with Strategic Plan Goal #5 - (Accountable, Efficient and Visionary Government) - by providing a phased predevelopment process to determine the highest and best use for the facility allowing it to be repurposed to meet Durham County's goals through the development of this

community resource.

**Resource Persons:** Peri Manns, ASLA, LEED GA, AGM/Deputy Director of Engineering and Environmental Services; Jay Gibson, P.E., General Manager - Goal 4; Sarah Odio, Project Manager, Development Finance Initiative, and Victor Vines, AIA, Vines Architecture.

**County Manager's Recommendation:** The County Manager recommends that the Board authorize the execution of an architectural service agreement with Vines Architecture Inc. LLC. in the amount of \$145,500.00 plus a reimbursable allowance in the amount of \$3,000.00 thus totaling a not-to-to-exceed amount of \$148,500.00.

**Attachments:** [20210514\\_DSS\\_Main\\_Street\\_Facility\\_Analysis\\_and\\_Conceptual\\_Study\\_Proposal\\_\(](#)  
[AAF\\_-\\_Supplemental\\_Document\\_Form\\_-\\_Architectural\\_Design\\_Services\\_for\\_the\\_Anc](#)  
[MWBE\\_Compliance\\_Review\\_Form-AAF\\_for\\_DSS\\_Main\\_Conceptual\\_Study\\_\(RFQ\\_2](#)

## 7. Public Hearings (50min)

### [21-0311](#) Public Hearing Approval - Parmer Way Renaming (5min)

**Agenda Text:** The Board is requested to close the public hearing that was considered at the May 10th Regular Session Meeting and consider the following motions:

**Motion:** To approve the street renaming case SN2100001, changing the street name from Parmer Way to Alexandria Way.

**Summary.** The applicant, ARE-NC Region No. 19, LLC would like to change the street name, Parmer Way, to Alexandria Way. Internal and external agencies have reviewed the name change and have no comments.

Attachments:

*Attachment A. Application*

*Attachment B. Map*

**Alignment with Strategic Plan:** N/A

**Resource Persons:** Cole Renigar, Planner, Jessica Dockery, AICP, CZO, Planning Manager, and Sara M. Young, AICP, Planning Director

**County Manager's Recommendation:** The Board is requested to close the public hearing that was considered at the May 10th Regular Session Meeting and consider the following motions

**Attachments:** [Memo Parmer Way Renaming](#)  
[Attachment B - Application](#)  
[Attachment C - Map](#)

### [21-0312](#) Public Hearing Approval - Unified Development Ordinance Text Amendment, Omnibus Changes 16 (TC21000001) (5min)

**Agenda Text:**

The Board is requested to close the public hearing which was considered at the May 10th Regular Session Meeting on the *Unified Development Ordinance* Text Amendment, Omnibus Changes 16 (TC2100001); and

**First Motion:** To adopt an ordinance amending the *Unified Development Ordinance*, incorporating revisions to Article 1, General; Article 3, Applications and Permits; Article 5, Use Regulations; Article 6, District Intensity Standards; Article 7, Design Standards; Article 8, Environmental Protection; Article 9, Landscaping and Buffering; Article 10, Parking and Loading; Article 11, Sign Standards; Article 12, Infrastructure and Public Improvements; Article 16, Design Districts, and Article 17, Definitions; and

**Second Motion:** To adopt the appropriate Statement of Consistency pursuant to NCGS §160D-605.

**Summary.**

Text amendment TC2100001 proposes technical revisions and minor policy changes to various provisions of the Unified Development Ordinance (UDO). The amendments are identified as necessary corrections, clarifications, re-organization, or other minor changes to clarify the intent of the regulations or codify interpretations of regulations, or reflect minor policy changes, some of which are not solely technical in nature.

**Attachments:**

**Attachment A:** An Ordinance to Amend the *Unified Development Ordinance* Regarding Various Provisions of the Unified Development Ordinance (TC2100001)

**Attachment B:** Consistency Statement per NCGS § 160D-605

**Attachment C:** Planning Commission comments

**Alignment with Strategic Plan:** The text amendment emphasizes Goal 4 (Community Prosperity) by offering fair and reasonable regulations for the citizens and business community of Durham while adhering to Goal 5 (Accountable, Efficient, and Visionary Government) by maintaining a transparent government and welcoming public input.

**Resource Persons:** Michael Stock, AICP, Senior Planner, and Sara Young, AICP, Planning Director

**County Manager's Recommendation:** The County Manager recommends that the Board close the public hearing on the proposed Unified Development Ordinance text amendment and, if appropriate based on the comments received during the hearing, adopt the appropriate Statement of Consistency and approve the amendment.

**Attachments:**      [TC2100001 BOOCC memo final](#)  
[Attachment A TC2100001 Omnibus 16 ordinance BOC FINAL](#)  
[Attachment B TC2100001 BOC Consistency statement](#)  
[Attachment C Planning Commission comments](#)

**21-0300**      **Public Hearing to Consider Allocating Economic Development Funds to CARsgen Therapeutics (20min)**

**Agenda Text:**      The Board is requested to hold a public hearing to consider allocating a total of \$1,000,000 to CARsgen Therapeutics and authorize the County Manager or Interim County Manager to enter into preliminary negotiations and execute an agreement with the Company. CARsgen, which specializes in CAR-T cell therapy research and production, will locate in Durham, creating 200 jobs and investing \$157 million.

CARsgen Therapeutics Corporation, a wholly-owned subsidiary of CARsgen Therapeutics Holdings Limited, is a clinical stage biotechnology company specializing in what's known as chimeric antigen receptor (CAR) T cell therapies, a type of therapy that engages people's immune systems in a new way. The therapeutic approach can yield medicines for various human cancers, including leukemia, lymphoma, and solid tumors. The company's project in North Carolina will establish a 37,000 square foot clinical/early-stage commercial manufacturing facility and then a 100,000 square foot cGMP commercial manufacturing facility in Durham that will eventually produce FDA approved cell therapies.

With approval of the award, the CARsgen has agreed to make reasonable efforts to participate in several workforce partnerships that include specific engagements with Durham Public Schools Career and Technical Education, Durham Technical Community College, North Carolina Central's University and NC Works Career Center Durham. Please find additional project details including a full list of partnerships, terms and project attributes in the briefing sheet attached to the agenda item that include specific commitments towards diversity purchasing, sustainability and workforce development.

CARsgen's presence in North Carolina will be facilitated, in part, by a Job Development Investment Grant (JDIG) approved by the state's Economic Investment Committee on May 20th. Over the 12-year life of the grant, the project is estimated to grow the state's economy by nearly \$1.04 billion. Payments for all JDIG and local awards only occur following performance verification that the Company has met its incremental job creation and investment targets. The anticipated revenue that the project will generate is at least twice the size of the proposed local award and payment to the Company occurs only after the annual verification of jobs and investment criteria starting in 2021.

Staff is recommending that the County provide \$1,000,000 in Economic

Development Investment funds to CARsgen subject to performance goals being met by the Company related to timing and amount of investment, employment creation and maintenance of the created jobs as well as partnership engagement criteria.

This public hearing has been advertised as required by law.

**Alignment with Strategic Plan:** This item aligns with Goal 4: Environmental Stewardship and Community Prosperity to promote and support the community and economic vitality for all residents

**Resource Persons:** Andy Miracle, Economic Development Officer; Jay Gibson, General Manager, Environmental Stewardship and Community Prosperity

**County Manager's Recommendation:** The County Manager recommends that the Board hold a public hearing to consider allocating a total of \$1,000,000 to CARsgen Therapeutics and authorize the County Manager or Interim County Manager to enter into preliminary negotiations and execute an agreement with the Company.

**Attachments:** [CARsgen Therapeutics Briefing Sheet](#)

**21-0321**

**Public Hearing on the FY 2021-22 County Manager's Recommended Budget (20min)**

**Agenda Text:**

The Board is requested to conduct a public hearing to receive citizen input on the FY 2021-22 County Manager's Recommended Budget. To be able to hear from all interested citizens, the Commissioners usually set a time limit of three minutes for each speaker; however, the time limit may be adjusted at the discretion of Chair Howerton. Comments received to the County Clerk will be shared during the meeting, added to the meeting minutes, shared with the Commissioners and placed on the County website.

Citizens who wish to submit comments to the Board of County Commissioners should use the physical address, fax number, online comment portal (details provided below) or email.

**Comments must be received by Sunday, May 23, 2021 at 2 p.m.**

- Email: [clerk@dconc.gov](mailto:clerk@dconc.gov) <<mailto:clerk@dconc.gov>>
- Physical Address: Monica Toomer, Clerk to the Board, 200 East Main St, Durham, NC 27701
- Fax: (919) 560-0013
- Online Portal:  
<https://www.dconc.gov/county-departments/departments-a-e/budget-m>

[anagement-services/feedback>](#) follow link on that page to submit comments.

**Alignment with Strategic Plan:** Public Hearings align with Goal 5: Accountable, Efficient and Visionary Government. The objective of fostering informed public engagement.

**Resource Persons:** Claudia Hager, General Manager of Financial Affairs, Process Improvement and Government Efficiency and Keith Lane, Budget Director

**County Manager's Recommendation:** The County Manager recommends that the Board conduct a public hearing to receive citizen input on the FY 2021-22 County Manager's recommended budget and consider the received comments in the deliberations prior to finalization of the budget.

## 8. Other Business (35min)

### [21-0318](#)

#### **Durham County Public Health Focused Update on the COVID-19 Crisis (20min)**

**Agenda Text:**

The Board has requested a public health focused update from County staff on the COVID-19 response and efforts.

**Alignment with Strategic Plan:** This item aligns with Goal 2: Health and Well-Being for All

**Resource Persons:** Rodney Jenkins, Public Health Director; Joanne Pierce, General Manager

**County Manager's Recommendation:** The County Manager recommends that the Board receive an update from County staff on the COVID-19 response and efforts

### [21-0330](#)

#### **Durham County Board of Elections Space Request (15min)**

**Agenda Text:**

The Board is requested to approve a feasibility study dedicated to finding a 40,000 to 50,000 Ft<sup>2</sup> contiguous facility for the Durham County Board of Elections (BOE) prior to 2024. Providing the BOE with the requested space will enhance the security, efficiency, and effectiveness of elections in Durham County. Currently, the primary BOE offices are located at 201 N. Roxboro Street (Primary Administrative Office) and 2445 S. Alston Avenue (Primary Warehouse Space). Due to space inadequacies, the BOE was required to use an additional 4,324 Ft<sup>2</sup> of space in three off-site locations at the Durham County Administration II building in 2020. In elections prior to 2020, the Board also has utilized conference rooms comprised of 1,994 Ft<sup>2</sup> in the Health and Human Services Building.

Based on the current space allocated, the Board of Elections will be required to utilize multiple buildings moving forward, which will continue to affect the security, efficiency, and effectiveness of elections in Durham County. To address continuing space

constraints affecting the administration of elections, on May 13, 2021, the Board of Elections submitted a formal letter to the Board of County Commissioners detailing concerns related to the space allocated to the Board of Elections (attached).

**Alignment with Strategic Plan:** This item aligns with Strategic Goal 5 - Efficient, Effective, and Visionary Government

**Resource Persons:** Dawn Baxton, Board of Elections Member and Space Request Co-Chair and Derek Bowens, Elections Director

**County Manager's Recommendation:** The County Manager recommends that the Board approve a feasibility study dedicated to finding a 40,000 to 50,000 Ft<sup>2</sup> contiguous facility for the Durham County Board of Elections prior to 2024.

**Attachments:** [2018\\_Durham County Board of Elections Final PCII Report.pdf](#)  
[2021 Space Request Letter.pdf](#)  
[2021\\_05\\_19\\_Elections\\_Space\\_Request.pptx](#)

## 9. Board and Commission Appointments (10 min)

### **21-0315** Board and Commission Appointments (10min)

**Agenda Text:** Monica Toomer, Clerk to the Board, will distribute ballots to the Board to make appointments to the following boards:

- Durham County Hospital Corporation Board of Trustees
- Memorial Stadium Authority
- Nursing Home Community Advisory Committee

The Board of Commissioners recognizes the need to have a representative sample of the citizens of Durham County serve on boards, commissions, committees and authorities. No citizen may serve more than four consecutive terms for 2-year term boards; three consecutive terms for 3-year term boards; two consecutive terms for 4-year term boards; and one consecutive term for 5 and 6-year term boards in any one position, unless otherwise stated by statute; or there are no other applicants who meet the eligibility requirements. The Equalization and Review Board shall be exempt from these term limits.

**Alignment with Strategic Plan:** This item aligns with Goal 5 Accountable, Efficient and Visionary Government. When citizens are engaged and partners on our Boards and Commissions, the vision of our Strategic Plan is achieved - a thriving, vibrant diverse community with abundant opportunity for all residents to live, work, learn, play and grow.

**Resource Persons:** Monica Toomer, Clerk to the Board

**County Manager's Recommendation:** The County Manager recommends that the Board of County Commissioners vote to appoint members to the aforementioned

Boards and Commissions.

Attachments: [BC Legistar - 5.24.2021](#)

## 10. Items Pulled from the Consent Agenda (20 min)

## 11. Closed Session

[21-0317](#)

### Closed Session

Agenda Text:

The Board is requested to adjourn into Closed Session 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 or proposed contract for the acquisition of real property by purchase, 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. 143-318.11(a)(5)

Alignment with Strategic Plan: This item aligns with Strategic Goal 4: Environmental Stewardship and Community Prosperity

Resource Persons: Willie Darby, Acting County Attorney; Jay Gibson, General Manager

County Manager's Recommendation: The County Manager recommends that the Board meet in Closed Session and provide direction to staff.

## 12. Adjournment