



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, October 22, 2024 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. **2024 Centralina Regional Council Region of Excellence Award in the Category of Improving of Quality of Life for the Davidson Co-Responder Program**
- b. **2024 American Planning Association – North Carolina Chapter Marvin Collins Award in the Category of Sustainability and Resilience - Small Community for the Climate Action Plan**
- c. **World Polio Day**
- d. **Veterans Day**

III. CHANGES / ADOPTION OF THE AGENDA

IV. PUBLIC COMMENT - The Board shall provide at least one period for public comment per month at a regular meeting.

Prior to the start of the public comment period, persons wishing to address the Board of Commissioners will register on a sign-up sheet stationed by the meeting room door.

V. PUBLIC HEARING

- a. **Historic Landmark Designation of John Eli Brattain House 305 South Main Street**

Summary: Perched for more than 140 years at the corner of South Main and Walnut Streets, the John Eli Brattain House remains, according to town historian Mary D. Beaty, “one of the loveliest and best preserved Victorian houses in this entire region.” The circa 1883 Folk Victorian house – identified as a contributing structure within the Davidson Historic District listed on the National Register of Historic Places – is unique in Davidson due to its extensive Carpenter Gothic and Italianate influences, evidenced in such exuberant embellishments as its icicle-like bargeboard, three-dimensional pendills, decorative brackets, porches with turned

spindles and ornate spandrels, and intricately incised window top and dormer designs. The house is the handiwork of its original resident: notable carpenter, woodworker, mechanic, entrepreneur, and civic leader John Eli Brattain. The architectural significance, high level of workmanship throughout, and remarkable integrity of the well-preserved Brattain House render it an excellent candidate for historic landmark designation. The Brattain House is recommended for both interior and exterior landmark designation.

Commissioners will hold a public hearing on the question of designating as a historic landmark the property known as the “John Eli Brattain House,” including the interior and exterior of the building and the approximately 0.322 acres of land listed under Tax Parcel Identification Number 00701884.

VI. CONSENT

Consent items are typically non-controversial and routine items. Prior to the board's adoption of the meeting agenda, the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.

- a. Consider Approval of Draft September Meeting Minutes**
Summary: Draft Meeting Minutes from the September 10 and September 24 regular meetings.
- b. Consider Adoption of Ordinance 2024-08 Request Street Closure for Christmas in Davidson and Ordinance 2024-09 Request Street Closure for the North Mecklenburg Holiday Parade**
Summary: Each year, the Town of Davidson Board of Commissioners requests that the North Carolina Department of Transportation undertake the formal steps necessary to request street closures in order to conduct Christmas in Davidson (O2024-08) and the North Mecklenburg Holiday Parade (O2024-09) and per NCGS §20-169 (3).
- c. Consider Approval of Budget Amendment 2025-12-ASC Cultural Block Grant for Zeb Harrison Praise Band to Perform at Christmas in Davidson**
Summary: Consider approval of Budget Amendment 2025-12 for \$8,125 from the ASC Cultural Block Grant for the Zeb Harrison Praise Band to Perform at Christmas in Davidson on December 5, 6, and 7.
- d. Consider Approval of Noise Ordinance Variance Request – Davidson Housing Coalition Block Party on November 7, 2024**
Summary: Davidson Housing Coalition has requested a noise ordinance variance for Thursday, November 7 from 5:00 p.m. to 7:00 p.m., for a block party in the Creekside parking lot. Staff has reviewed and have no objections.
- e. Consider Approval of U.S. Department of Justice Grant for Police Domestic Violence Investigator Position and Budget Amendment 2025-13**

Summary: The Town of Davidson has been awarded a U.S. Department of Justice Grant to create a domestic violence investigator position in the Police Department to enhance law enforcement and prosecution responses to domestic violence, dating violence, sexual assault, and stalking as part of a coordinated community response. The grant is for \$499,227 with no local match and the town must formally accept the award. The grant fully funds the investigator position and initial startup costs for three years. At the conclusion of the grant period, the cost of the position would be paid for by the town. BA2025-13 covers the portion of the grant to be received in FY2025. This was previously discussed at the October 8, 2024, town board meeting.

VII. BUSINESS ITEMS

a. Consider Approval of a Service Contract Between the Development Finance Initiative and the Town of Davidson for Pre-Development Feasibility and Financial Incentive Services for the Development of Affordable Housing

Presenter: Alexander Cahill, Affordable Housing & Equity Director

Summary: At the July 9, 2024, Affordable Housing Work Session, Town staff presented an overview of the work that has occurred on the Town-Owned Land Affordable Housing Development process. This overview provided background information on what has occurred in the process to date, provided information on financing and partnerships, provided examples of affordable housing development, and shared the results from the site analysis done by Dewberry Engineering in consultation with Town staff. At the work session, Town staff noted that the next step would be to explore a partnership with the UNC School of Government's Development Finance Initiative (DFI).

At the October 8, 2024, Town Board meeting, Sarah Odio and Sonjia Turner from UNC's Development Finance Initiative made a presentation on what the organization does, what they have done in the past, and how their support will lead to the solicitation for a development partner, the drafting and signing of development agreements, the alignment and procurement of additional funding sources, and ultimately the construction of rental units on Town-owned land. DFI described how they will build off the Affordable Housing Needs Assessment Implementation Strategy to do a gap analysis of what we have and what we need, and provide data on an annual basis on the state of affordable housing inventory within the Town of Davidson.

There have been many engaging and great questions from the community and Town Board on how this service contract is different from the Affordable Housing Needs Assessment. The contract deliverables are different in several ways:

1.) DFI performs a community scan of all properties in the Town of Davidson for feasibility, not just Town-owned properties. This helps Town staff understand where future development should be supported as the Town implements its long-term affordable housing initiatives.

- 2.) DFI provides an assessment and data each year of the contract. The needs assessment utilizes data from 2019. This feeds into a Housing Gap Analysis that is current and helps inform you about affordable housing development projects going forward.
- 3.) DFI seeks out financing opportunities to make the project work.
- 4.) DFI supports selecting a Development Partner to begin the design-build phase.
- 5.) DFI helps craft the highly technical Development Agreement which will be required for any sites selected.
- 6.) DFI moves us from the pre-development phase to the development phase in affordable housing.

In addition, this scope does not preclude the Town from building on more than two sites, nor does it require the Town to build on at least two sites. The scope simply outlines what next steps DFI and the Town will take if at least one site is identified. If more than two sites require DFI expertise and additional funding mechanisms, a third or fourth site may be added to this scope in Phase II. Sites that are not identified as benefiting from additional financing and development expertise may come before the Town Board in a separate RFP process.

The Town Board is being asked to consider approval of the service contract at the October 22, 2024, meeting.

Action/Proposed Motion: Motion to Authorize the Town Manager to Enter into a Service Contract Between the Development Finance Initiative and the Town of Davidson in the Amount of \$96,100 for Pre-Development Feasibility and Financial Incentive Services for the Development of Affordable Housing.

b. Discuss Service Contract Between Rebuilding Together of Greater Charlotte and the Town of Davidson for Administration of the Essential Home Improvement Program

Presenter: Alexander Cahill, Affordable Housing & Equity Director

Summary: The Affordable Housing & Equity department is seeking to enter into a partnership with Rebuilding Together of Greater Charlotte as a new vendor to handle program administration and services under the Essential Home Improvement Program. Rebuilding Together of Greater Charlotte's (RTGC) mission is repairing homes, revitalizing communities, and rebuilding lives. They mobilize community volunteers and contractors to provide repairs that make homes safer and healthier for their neighbors in need. They actively partner with local organizations to connect communities that they serve with additional resources to help them meet their needs and help them create healthier, more vibrant neighborhoods. Rebuilding Together will be able to focus on grassroots work in identifying homes eligible for the program, managing intake, building relationships, informing and collaborating with the homeowner, and managing the home improvement project.

The Town's existing Essential Home Improvement program (formerly known as critical home repair) funded 10 homes through American Rescue Plan Act (ARPA) dollars. Seven (7) of these homes have been completed, two (2) are almost

completed, and one (1) home will begin work with Rebuilding Together this month. The Town Board initially approved \$50,000 in the FY2025 budget for the Essential Home Improvement program. As the average cost of a home improvement is \$48,026, additional funds for the program need to be identified if additional homes are to be supported through the end of this budget year. The Davidson Community Foundation (DCF) has agreed to support three additional essential home improvements as well, contributing up to \$10,000 per home. DCF will make payments directly to Rebuilding Together. The Affordable Housing and Equity Department has identified unassigned funds from the affordable housing fund balance that could be used to fund another three (3) additional homes through the end of June 30, 2025. The Town Board will be asked to consider approval of this service contract and a corresponding budget amendment at the November 26, 2024, board meeting on the consent agenda.

Action/Proposed Motion: This item is for discussion only.

c. Downtown Small Area Plan Update

Presenter: Kim Fleming, Economic Development Director

Summary: The Downtown Small Area Plan was adopted by the Board of Commissioners on February 28, 2023. This is a targeted, solution-oriented plan, informed by public input, that draws inspiration from the Town's Vision, Mission, and Values and further refines the actionable ideas and policy initiatives from the 2024-25 Town of Davidson Strategic Plan and the 2020 Comprehensive Plan.

Action/Proposed Motion: This item is for discussion only.

d. Consider Adoption of Ordinance 2024-10 Historic Landmark Designation of John Eli Brattain House 305 South Main Street

Presenter: Lindsay Laird, Senior Planner

Summary: Perched for more than 140 years at the corner of South Main and Walnut Streets, the John Eli Brattain House remains, according to town historian Mary D. Beaty, “one of the loveliest and best preserved Victorian houses in this entire region.” The circa 1883 Folk Victorian house – identified as a contributing structure within the Davidson Historic District listed on the National Register of Historic Places – is unique in Davidson due to its extensive Carpenter Gothic and Italianate influences, evidenced in such exuberant embellishments as its icicle-like bargeboard, three-dimensional pendills, decorative brackets, porches with turned spindles and ornate spandrels, and intricately incised window top and dormer designs. The house is the handiwork of its original resident: notable carpenter, woodworker, mechanic, entrepreneur, and civic leader John Eli Brattain. The architectural significance, high level of workmanship throughout, and remarkable integrity of the well-preserved Brattain House render it an excellent candidate for historic landmark designation. The Brattain House is recommended for both interior and exterior landmark designation.

Action/Proposed Motion: Motion to adopt Ordinance 2024-10 designating as a historic landmark the property known as the “John Eli Brattain House,” including the interior and exterior of the building, and the approximately 0.322 acre of land listed under Tax Parcel Number 00701884.

VIII. SUMMARIZE MEETING ACTION ITEMS

Town Manager will summarize items where the board has requested action items for the staff.

IX. ADJOURN