



March 11, 2025

**SECOND TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 11 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Riersen Michael, Steve Justus, and Ted Stauffer. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Karen Wolter, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores announced the following:

The next Davidson Board of Commissioners Chat will be held on Tuesday, March 18 from 7:00 p.m. - 8:00 p.m. at the Community School of Davidson High School, 404 Armour Street. Commissioner Chats are public meetings designed to be informal ways for residents to discuss current issues and projects in the Town. All are welcome to attend!

The Town of Davidson is pleased to announce its 2025 Summer Concert Series: Concerts on the Green, Concerts @ the Circles, and Music & Makers are set to return for a great season of live music. The Town's traditional concert series, Concerts on the Green, features a variety live music on the second and fourth Saturdays of each month from 6:00 p.m. - 8:00 p.m. on the Town Green. The Town's Concerts @ the Circles series take place on the 1st and 3rd Saturdays of each month on Jetton Street near Clean Juice. An acoustic artist will perform from 5:00 p.m. - 6:30 p.m. with the headline artists playing from 7:00 p.m. - 9:00 p.m.

Mayor Knox read proclamations for **Arbor Day** and **First Responder Wellness Week**.

Police Chief Kim Davidson and Captain Phil Geiger shared information about **First Responder Wellness Week** and recognized Co-Responder Koa Goode for receiving the **North Carolina NAMI Mental Health Advocate of the Year at the Crisis Intervention Team Conference** in Greensboro. This prestigious award highlights her commitment to the Co-Respondent program, the residents of Davidson, and recognition of her outstanding work for the Town.

- **CHANGES/ADOPTION OF THE AGENDA**

There were no changes to the agenda.

Commissioner Rierson Michael made a motion to adopt the agenda. The motion passed unanimously (5-0).

- **PRESENTATION**

(a) Charlotte-Mecklenburg Emergency Management Office (CMEMO) Division Chief Robert Graham and Emergency Management Planner Tony Bateman presented an overview of the County Emergency Management function and how the Town of Davidson operates within that structure. CMEMO staff also provided an update on the Mecklenburg County Hazard Mitigation Plan. Mecklenburg County and incorporated communities are updating the plan required to maintain eligibility for pre- and post-disaster mitigation funding from FEMA.

- **BUSINESS ITEMS**

(a) Assistant Town Manager Austin Nantz presented an update on the **Affordable Housing Program**. The Town of Davidson remains steadfast in its commitment to fostering an economically diverse community through the provision and preservation of affordable housing. The presentation included an update on the Affordable Housing Program, what was accomplished in 2024, and a glimpse into what is coming in 2025.

Key Developments of the Affordable Housing Program:

- **Town-Owned Land Development:** The Town entered into a contract with the UNC School of Government's Development Finance Initiative (DFI) to aid in the selection of sites for developing affordable housing on Town-owned land, leading to a solicitation for a development partner and the development of a development agreement.
- **Parkside Commons Initiative:** In collaboration with the Davidson Community Foundation (DCF) and developer Taylor Morrison, the Town facilitated the creation of eight permanently affordable townhomes in the Parkside Commons development on Jetton Street. The first 3 units were sold to income-qualified households in the fall of 2024, with the remaining 5 slated for completion in 2025 and 2026. This initiative underscores the Town's innovative approach to expanding affordable housing through public-private partnerships.
- **Essential Home Repair Program:** To support existing homeowners, the Town, in partnership with Mecklenburg County (ARPA), DCF, Habitat for Humanity of the Charlotte Region, and Rebuilding Together of Greater Charlotte. The program has completed 10 projects by the end of 2024. This effort is crucial in preventing displacement due to gentrification and ensuring safe living conditions for residents.

- **CLOSED SESSION**

Commissioner Rierson Michael made a motion to move to closed session pursuant to NCGS §143-318.11. (a) (3) – Consult with Attorney at 7:20 p.m. The motion passed unanimously (5-0).

Commissioner Mattison-Brandon made a motion to end the closed session at 7:52 p.m. The motion passed unanimously (5-0).

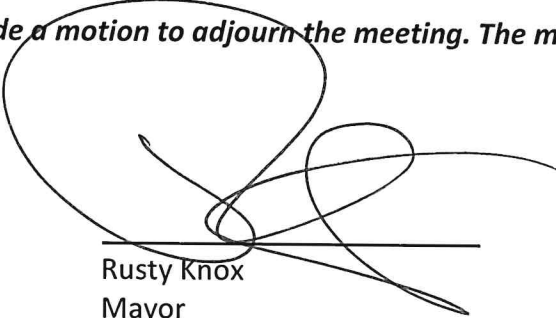
- **ADJOURN**

Commissioner Rierson Michael made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 7:53 p.m.

Attest:


Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor