



**Town of Davidson  
Board of Commissioners Regular Meeting  
Town Hall & Community Center Council Chamber – 251 South Street  
Tuesday, August 12, 2025 at 6:00 PM**

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**I. CALL TO ORDER**

**II. ANNOUNCEMENTS**

**III. CHANGES / ADOPTION OF THE AGENDA**

**IV. QUARTERLY COMMISSIONER REPORTS**

- a. Centralina Regional Council - Commissioner Autumn Rierson Michael  
Charlotte Regional Transportation Planning Organization – Mayor Knox  
Lake Norman Transportation Commission – Mayor Knox  
Lake Norman Chamber of Commerce - Commissioner Tracy Mattison  
Brandon  
Community Capital & Bond Committee - Commissioner Ryan Fay  
Metropolitan Transit Commission - Mayor Rusty Knox  
Visit Lake Norman - Commissioner Steve Justus**

**V. BUSINESS ITEMS**

**a. Development Finance Initiative Town Owned Land Analysis**

**Presenter:** Austin Nantz, Assistant Town Manager

**Summary:** The Town engaged with the Development Finance Initiative (DFI) in November 2024. Phase 1 of the engagement included a housing gaps analysis and assessment of Town-owned and privately-owned properties in Davidson with the potential for affordable housing development opportunities that align with adopted Town objectives. DFI has conducted analysis on five sites throughout town and will present their findings.

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

**b. North Mecklenburg Housing Preservation Initiative**

**Presenter:** Austin Nantz, Assistant Town Manager

**Summary:** In an effort to support affordable housing preservation initiatives in North Mecklenburg—specifically in the towns of Cornelius, Davidson, and Huntersville—Centralina Regional Council will partner on a \$1 million HUD Community Project Funding (CPF) grant to help low- and moderate-income (LMI)

homeowners who are elderly, disabled, or veterans make critical home improvements that enable them to age in place. Each Town will be awarded \$250,000 of the grant and the remaining funding will go to cover the grant administration costs. Centralina anticipates completing the program relaunch within approximately 28 to 36 months.

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

**c. Consider Approval of Recommended Proposal for Preservation and Adaptive Reuse/Redevelopment of the Sloan House**

**Presenter:** Lindsay Laird, Senior Planner

**Summary:** In 2023, the Town commissioned a building conditions assessment and use study for the Louise Sloan House, located at 230 South Main Street. The purpose of the study was to ascertain the current material health of the building, form recommendations for ongoing maintenance, and brainstorm possible adaptive reuse strategies sensitive to the building's historic character.

Based on the Sloan House study, the Town issued a Request for Proposals (RFP) for adaptive reuse of the Sloan House in early March 2025. The Town received three proposals for adaptive reuse/redevelopment. Concepts included an inn, a violin shop, and a tapas restaurant/wine bar. An RFP Review Committee carefully reviewed each proposal against what was asked for in the RFP and recommended the tapas restaurant/wine bar concept submitted by The Historic Sloan House, LLC as the preferred option.

A copy of the RFP is available at [www.townofdavidson.org/sloanhouse](http://www.townofdavidson.org/sloanhouse). This item was previously discussed at the July 22, 2025 Board of Commissioners Meeting.

**Action/Proposed Motion:** Motion to approve the proposal for preservation and adaptive reuse of the Sloan House submitted by The Historic Sloan House, LLC and authorize the Town Manager to work with all parties to finalize a contract, deed restrictions, a preservation easement, and execute the sale of the property in partnership with the Charlotte-Mecklenburg Historic Landmarks Commission.

**d. Consider Approval of 2025 Resurfacing Project Contract**

**Presenter:** Douglas Wright, Project Manager

**Summary:** The 2025 resurfacing project will take place in the East Davidson area, with most streets being in the River Run neighborhood. Formal bids were received and Carolina Curb & Gutter was the low bid for \$582,068.50. This amount is within budget and staff recommends approval.

2025 is the last year of the 5-year resurfacing plan. A third-party evaluation of all town-maintained streets will be conducted when work is complete and a new 5-year plan will be developed.

**Action/Proposed Motion:** Motion to Approve the 2025 Resurfacing Project Contract.

**e. Discuss the Mecklenburg Public Transportation Authority Memorandum of Understanding**

**Presenter:** Jamie Justice, Town Manager

**Summary:** On July 1, 2025, North Carolina Governor Josh Stein signed the Projects for Advancing Vehicle-Infrastructure Enhancements (P.A.V.E.) Act into law. This law would enable Mecklenburg County to place a one-cent sales tax referendum on the November 4, 2025, ballot. If approved by the voters, the revenue from this tax is projected to generate billions of dollars for improvements in rail, roads, and buses, aiming to alleviate traffic congestion in the area as well as improve mobility, regional economic competitiveness, and quality of life. If the November referendum is passed by the voters, the sales tax rate will increase from 7.25% to 8.25% on July 1, 2026.

The P.A.V.E. Act establishes the Mecklenburg Public Transportation Authority (MPTA), a new independent 27-member transit authority, charged with overseeing all public transportation in Mecklenburg County. The P.A.V.E. Act requires that certain actions be taken by the MPTA by January 1, 2026. The creation of this authority and certain actions would be contingent on the approval of a voter referendum authorized by the P.A.V.E. Act. If the voters approve the sales tax, the appointing authorities would need to be able to promptly appoint members to the MPTA to ensure that the MPTA can take action to meet the January 1, 2026 deadline.

This Memorandum of Understanding (MOU) sets out the appointing authorities collectively agreeing and outlining the process by which the creation of an appointment to the MPTA will be made in order to comply with the P.A.V.E. Act. The MOU outlines a proposed schedule regarding the creation of the MPTA as well as additional agreements and processes for the appointment of members to the MPTA.

The Board will be asked to approve the MOU at the August 26, 2025 meeting.

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

**f. Vision Zero Action Plan Update**

**Presenter:** Andrew Golden, Transportation Planner

**Summary:** The Vision Zero Action Plan is a local safety plan that aims to achieve and maintain zero fatalities and serious injuries on our roadways. It utilizes the Safe Systems Approach to prioritize projects that create a culture of safety that focuses on roadway design and education. The Davidson Vision Zero Action Plan was adopted by the Board of Commissioners in June 2023. [Click here](#) to view the plan. Since that time, staff from various departments have worked together to implement the plan's safety initiatives. This presentation highlights current and upcoming projects, and explores new ideas for implementing the Vision Zero Action Plan.

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

**VI. SUMMARIZE MEETING ACTION ITEMS**

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

**VII. ADJOURN**