

**MINUTES OF THE GUILFORD COUNTY BOARD OF COMMISSIONERS /  
GUILFORD COUNTY BOARD OF EDUCATION  
JOINT CAPITAL/FACILITIES COMMITTEE**

**Greensboro, North Carolina  
April 24, 2024**

The Joint Capital/Facilities Committee, appointed by the Guilford County Board of Commissioners and Guilford County Schools Board of Education, met in a duly noticed meeting on April 24, 2024 at 3:00PM in the McAdoo Conference Room, located on the third floor of the Truist Building, 201 West Market Street, Greensboro, NC.

**Guilford County Board of Commissioners (BOC)**

**Present:** Committee Co-Chair Commissioner Melvin “Skip” Alston, presiding; Commissioners J. Carlvena Foster, Kay Cashion and Carly Cooke.

**Absent:** None.

**Guilford County Schools (GCS) Board of Education (BOE)**

**Present:** Committee Co-Chair Deena A. Hayes, Board of Education members Khem Irby, Bettye T. Jenkins, and Alan Sherouse.

**Absent:** None.

**Also Present:** County Manager Michael Halford; Dr. Whitney Oakley, GCS Superintendent; Lisa Nolen, GCS Board Relations Director; Clerk to Board Robin Keller; Andrea Leslie-Fite, Guilford County Attorney; Jill Wilson, GCS Attorney; Jason Jones, Guilford County Assistant County Manager; Angie Henry, GCS Finance & Operations Director; Dr. Julius Monk, GCS Deputy Superintendent of Business & Operations; Tyler Beck, GCS Chief Financial Officer; Dr. Anthony Clarke, GTCC President; Don Warn, Guilford County Finance Director; Toy Beeninga, Guilford County Budget Director; members of County and GCS staff, community partners, the public and media.

**I. WELCOME AND CALL TO ORDER**

Committee Co-Chair Skip Alston called the meeting to order at 3:04 p.m. and welcomed those present.

## **II. APPROVAL OF MINUTES**

A draft copy of minutes for the October 23, 2023 and January 24, 2024 committee meetings was reviewed for accuracy.

**Moved by Commissioner J. Carlvena Foster, seconded by BoE Member Khem Irby, to approve both sets of minutes. The motion carried with unanimous approval.**

## **III. GUILFORD TECHNICAL COMMUNITY COLLEGE (GTCC) CAPITAL PLAN UPDATE**

Dr. Clarke introduced the agenda item and provided an overview of the GTCC capital plan update. He spoke to the demographics and numbers of students served by the community college system pre- and post-pandemic with an 18% enrollment increase. The school will have enrollment above 10,000 students in the Spring. He highlighted the Access Amazing Scholarship which is a last-dollar scholarship opportunity with a five (5) year look back for high school graduates. He shared its national eSports championship team success.

Dr. Clarke spoke to a \$148M Guilford County return on investment (ROI). He highlighted campus focus areas and program development for Greensboro, High Point, and Jamestown. He shared there are state funds for the Jamestown Federation for Advanced Manufacturing Education (F.A.M.E.) apprenticeship program at Toyota to secure a two (2) year degree while working for the corporation. He highlighted mechatronics investments in east Greensboro for truck driving training in addition to the Skilled Trades Center in High Point.

Dr. Clarke spoke to immediate needs regarding the aviation building for Phase 1 with \$11.1M funding. He noted a 100,000 square foot building and other funding sources for capital projects. He highlighted long-term needs regarding each campus such as repurposing the Jamestown Campus for the Early Middle College. He displayed illustrative diagrams of the Cameron Campus Aviation Center, floor plans, and training space.

Dr. Clarke spoke to the Greensboro Campus Transportation and Logistics program and to the High Point Campus Skilled Trades Center within opportunity zones, or economically challenged areas. He spoke to renovating on-site warehouses and to demolishing a tire shop and repurposing the space for bays and upholstery spaces. He shared an expansion of Science, Technology, Engineering, and Mathematics (STEM) and healthcare programs at Jamestown. He noted the transition of the Aviation program to the Cameron Campus in order to repurpose the Old Stage Coach Trail Campus for a law enforcement indoor firing range for Basic Law Enforcement Training (BLET), county, and regional qualifications. He shared a goal of improving the way of life for students and newcomers to Guilford County for workforce development.

Commissioner Foster questioned the demographic survey input of those walking to the Skilled Trades Center in High Point.

Dr. Clarke confirmed meeting with businesses and employers in the surrounding areas, to include High Point Economic Development Corporation (EDC), Business High Point-Chamber

of Commerce (BHP-CC), High Point City Councilmembers, and the Macedonia Family Resource Center Executive Director.

Commissioner Foster questioned outreach and dialogue with Southside churches and residents since walking may not be of interest to this community.

Dr. Clarke confirmed a meeting with the Southwest Renewal Foundation.

Commissioner Foster voiced concern regarding community input to determine their needs. She questioned if there were any partnerships or financial commitments from Honda Jet or Boom Supersonic regarding the Jamestown Campus and Aviation programs.

Dr. Clarke confirmed there was no financial investment or support from these companies at the time, but we support students in this education track. He noted having constant dialogue with both companies.

Commissioner Foster questioned paid internships and employment opportunities.

Dr. Clarke confirmed internships with Honda Jet and Haeco. He noted that guaranteeing employment is a challenge but there are guaranteed interviews.

Commissioner Cashion questioned the relationship with Boom Supersonic and whether there is any financial assistance.

Dr. Clarke shared that Boom Supersonic was still testing a jet in California. He noted being in constant contact but no financial assistance. He highlighted a Marshall Aerospace custom training program with hundreds of potential jobs.

Commissioner Cashion recalled a previous tour in Denver, Colorado where she asked the Boom facility manager why they selected Greensboro, and the response focused on GTCC's resources.

Dr. Clarke shared that Boom Supersonic is not as far along as Marshall Aerospace.

BoE Member Irby questioned changes impacting the Early Middle College.

Dr. Clarke confirmed the positive impacts to the Jamestown and Greensboro Campuses and implementation of a new building on the High Point Campus.

BoE Member Irby questioned the building lease terms.

Dr. Clarke noted that the \$400,000 lease will end when Phase 1 is completed within two (2) to three (3) years. He shared a three (3) year lease extension for that time frame.

Committee Co-Chair Alston voiced concern regarding the Phase 1 building construction two (2) year timeline.

Dr. Clarke shared an approximate 2027 completion date, and if more time is needed, giving the lessor time to work something out in the contract.

Committee Co-Chair Alston questioned if there were plans slated for the \$400,000 savings.

Dr. Clarke confirmed any cost savings would be for the benefit of the students.

BoE Member Jenkins expressed appreciation for the mechatronics, skilled trades, and bus drivers for Eastside Greensboro.

County Manager Halford extended thanks to the committee for allowing Dr. Clarke to share the GTCC capital plan. He shared that GTCC is collaborating with GC Schools for training and the Aviation Center is showing up in both budget plans. He spoke to the plan's long-term community and economic development impact.

Committee Co-Chair Alston requested highlights of the White House visit.

Dr. Clarke spoke to the excitement of hosting First Lady Dr. Jill Biden in her roundtable discussion.

Committee Co-Chair Alston questioned how GTCC was selected for this honor.

Dr. Clarke shared that the White House called GC Schools and GTCC partnered for the visit.

GCS Superintendent Dr. Oakley advised that the data came from the increased number of high school students accessing tuition-free college credits.

#### **IV. BOND PROGRAM UPDATE**

Dr. Oakley introduced the agenda item and recognized Dr. Julius Monk.

Dr. Monk expressed appreciation to both Boards and the community for passing the \$2B bond package. He provided an overview of comprehensive projects and spoke to current economic impacts and challenges regarding supply costs, equipment, and labor shortages. He shared countywide bond program updates.

Dr. Monk displayed graphics of each school construction and shared current activity lists with a three (3) month lookahead. He shared an activity summary of the remaining bond projects. He spoke to a deferred maintenance encumbrance schedule and next steps to include bond cashflow, academic program alignment, and integrating academic pathways.

Commissioner Foster requested a list of HVAC replacement work on all schools.

Commissioner Cashion requested clarification regarding the Lindley Elementary school building. She shared neighborhood communications focused on building design to retain historical integrity. She questioned the timeline for completion and whether any consideration was given to the community as they feel as if they are not being heard.

Dr. Monk shared conversations at several community meetings since April with walk-throughs to determine partial renovations or a new school. He noted an upcoming report from the design consultants with recommendations is due around mid-May with future discussions with the Board.

Commissioner Cashion voiced concern regarding neighborhood communications.

Dr. Monk noted asking for recommendations from the design consultant.

Commissioner Cashion spoke to the retention of architectural integrity for Grimsley and Dudley and urged for consideration to be given to portions of the Lindley Elementary building, especially the frontage. She emphasized that the neighborhood wants to retain historic presence and desire additional dialogue. She noted a preference for traditional architecture over a modern, contemporary style. She provided historical references to structures throughout Guilford County.

Committee Co-Chair Alston noted that will determine how we factor those costs and whether we can incorporate those visions.

Dr. Oakley shared that data can be provided from the engagement meetings.

BoE Member Sherouse spoke to designer conversations and considerations of architecture reuse to ensure we were looking at all options. We want to ensure the community is being heard even if the conclusion is different.

Committee Co-Chair Hayes spoke to weighing and balancing preservation with technology, safety, and security. We want the best decision for everyone.

Commissioner Cashion spoke to community passion and wanting to be a part of the decision-making process. She questioned a decision timeline.

Dr. Monk reiterated the design consultant's report is due mid-May, then an evaluation period prior to presentation to the Board for reporting out. There will be an opportunity for community feedback.

BoE Member Sherouse noted that the consultants are not new to us, and they have been vetted.

Dr. Monk noted they are the current designers for Peck Elementary School.

BoE Member Jenkins shared they are listening to the consultant.

Commissioner Cooke recognized the difficulty of these decisions and balancing history with new technology while stretching dollars. She expressed appreciation for all the hard work.

Committee Co-Chair Alston revisited the price adjustments as some costs may be going down such as cost of delivery.

Dr. Monk confirmed looking at the numbers and determining that materials and lead times are decreasing although labor recruitment and retention is a challenge.

Committee Co-Chair Alston spoke to adjusting contracts based on guaranteed maximum price (GMP).

Dr. Monk highlighted that a majority of the bid processes will be reconciled at the end and non-allocated funds will be returned. The savings amount depends on the contract.

Commissioner Cooke questioned the deferred maintenance schedule and sought clarification of the Safe Schools upgrades timeline.

Mike Richey, Assistant Superintendent of School Safety, noted that a primary issue was twenty (20) vestibule updates with considerable costs. Architects and project managers were assigned, and funds have been encumbered. He shared that requests for proposals (RFPs) were issued over the next few weeks. He noted a push towards glass and laminate for twenty-five (25) schools. He spoke to a future lighting survey to be completed within two (2) weeks for all high schools to include stadiums, parking lots, and event spaces. He provided an example of Page High School with multiple parking lots and lighting in dark areas. The goal is to create lighting in areas after all games and nighttime events. He shared a nationwide safety concern is after-school activities and these projects are our big money items.

## **V. SCHOOL CAPITAL FUNDING PLAN UPDATE**

Don Warn, Guilford County Finance Director, introduced the agenda item and highlighted guiding principles. He spoke to the debt service plan for the \$2B bond package timeline. He shared revenue inputs and debt issuance.

Warn spoke to Local Government Commission (LGC) considerations, requirements, and debt service affordability. He noted issuing the debt tranche by July 2024. He spoke to the timing of the 2023 audit being provided to the LGC or waiting for the 2024 audit for a January debt issue. He shared calendaring protocols and the comprehensive financial report.

Committee Co-Chair Alston questioned the current \$558M project ordinance and the \$180M issuance and whether we are monitoring actual numbers to catch up with the project ordinance.

Warn confirmed the shared reimbursement of \$103M is out of the \$180M issued. We monitor daily from GC Schools feedback.

County Manager Halford highlighted fiscal year 2024-2025 from January through July we will have to issue. The plan is extended from when we first displayed the numbers, and we can delay the issuance to fiscal year 2025.

Committee Co-Chair Alston urged monitoring these phases as we do not want the GC Schools to move faster than we can issue the bonds.

## **VI. OTHER BUSINESS**

Committee Co-Chair Alston noted the news regarding a ¼ cent sales tax and whether that is on the radar. If so, we need to know by August if we must place this request on the ballot. He noted that if the voters do not want it for debt service, then consider GC School salaries for teachers and classified workers. He shared that would generate approximately \$25M. He questioned methods on enticing the community to support a ¼ sales tax since the last four (4) times, the voters did not approve it. He stated that we do not want to be last in certain categories with the GC Schools.

Committee Co-Chair Hayes noted this is an important conversation as we are the largest employer in Guilford County. Until something seismic occurs the extra funds will address a historical problem with support staff salaries, and we can reap a benefit from that.

Committee Co-Chair Alston emphasized there must be a trust factor between the Board and GC Schools.

BoE Member Jenkins echoed that extra funding would be a selling point to attract certified teachers and classified workers.

BoE Member Irby suggested healthcare access for children and families, building and sustaining tutoring and learning recovery.

Jill Wilson, GC Schools Attorney, spoke to the extra funding allocations being determined by resolution for dual Board approval instead of a ballot.

Committee Co-Chair Alston spoke to the possibility of having the NC General Assembly make that decision and to remember this is a presidential election.

Committee Co-Chair Hayes noted that low wages qualify for Guilford County assistance. There are costs associated with not having comparable pay.

**Committee Co-Chair Alston issued a challenge to think about this consideration and bring it back to the County Commissioners to be placed on a ballot for voter approval.**

Dr. Oakley spoke to the County’s teacher supplement lagging sister counties in addition to having the highest attrition rate. She urged getting the messaging right and sticking with it and using caution regarding language consistency such as “fraction of a penny – all for education”.

Committee Co-Chair Alston echoed the need for a different messaging campaign.

Commissioner Cooke highlighted rallying support from community groups and partners to play an important role.

## **VII. ADJOURNMENT**

Committee Co-Chair Alston confirmed the next meeting will be hosted by the GC Schools on July 24, 2024 at 3:00PM.

**There being no further business, the meeting was adjourned with unanimous consent.**

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Commissioner Melvin “Skip” Alston  
Committee Co-Chair

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GCS Board of Ed., Deena A. Hayes  
Committee Co-Chair

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Robin Keller, Clerk to Board