

Board of Commissioners' Agenda

March 18, 2025

Commissioners' Briefing

Prior to the Regular Meeting, the Commission will hold a Briefing starting at 3:00 p.m. in the Commission Chambers, located at 200 College Street.

The Commission does not vote at the Briefing and there public comment is not taken.

March 18, 2025 Briefing Materials:

[AGENDA](#)

- [Helene Update](#)
- [FCC Update](#)
- [Affordable Housing Subcommittee](#)
- [Strategic Plan 2023 & Helene Recovery Plan](#)

Regular Meeting

Commission Meetings are held at [200 College Street](#), Room 326 in downtown Asheville beginning at 5:00 p.m.

Public Comment is taken at the beginning of the meeting.

Call To Order

[▲top](#)

Discussion / Adjustment / Approval To Follow Agenda

[▲top](#)

Consent Agenda [▲top](#)

- [Approval of the Combined March 4, 2025, Briefing and Regular Meeting Minutes](#)
- [Representative Payee Fund Adjustment](#)
 - [Budget Amendment](#)
- [Resolution to Adopt the 2025 LOBS Approving Resolution](#)
 - [Resolution](#)
 - [More Information](#)

Public Comment

[▲top](#)

Good News

[▲top](#)

Presentations [▲top](#)

1. [Red Cross Month Proclamation](#)

Public Hearings

[▲top](#)

County Manager's Report

[▲top](#)

Old Business

[▲top](#)

New Business [▲top](#)

1. [Resolution to establish the America 250 NC Committee in Buncombe](#)
 - [Resolution](#)
 - [More Information](#)
2. [Coxe Avenue Memorandum of Understanding with Harmony Housing](#)
 - [More Information](#)
3. [Comments on the State of North Carolina’s CDBG-DR Plan](#)
 - [More Information](#)
 - [Letter](#)
4. [Department of Social Services Relief Funding from the State](#)
 - [Budget Amendment](#)

Board Appointments [▲top](#)

[March 18 Applicant Information](#)

1. Planning Board - One Appointment
2. Historic Resources Commission - Two Appointments

Board Announcements

Announcements [▲top](#)

- The Board will hold an all-day retreat on March 20 starting at 9:00 a.m. in the First Floor Conference Room. The First part of the retreat will be a Budget Worksession.
- The next Briefing and Regular meeting of the Board will be April 1 starting at 3:00 p.m.
- The April 15 Briefing and Regular meetings have been cancelled.

Closed Session / Open Session

[▲top](#)[▲top](#)



Buncombe County Government

Avril M. Pinder, CPA, ICMA-CM
County Manager

Buncombe County Government
Commissioner Briefing
March 18th, 2025
3 pm
Commissioner's Chambers, 3rd floor

- | | | | |
|------|--|---------|---------------------------|
| I. | Meeting called to order | | Chair Edwards |
| II. | Review the Board's March 18 th agenda | | Chair Edwards |
| III. | Staff updates | | |
| | a) Helene Update | 30 mins | Avril Pinder |
| | b) FCC Update | 15 mins | Dane Pedersen |
| | c) Affordable Housing Service Subcommittee Revisions | 15 mins | Jonathon Jones/Curt Euler |
| | d) Strategic Plan 2023 & Helene Recovery Plan | 20 mins | Kathleen Blackney |
| IV. | Open Discussion | All | |



MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
SPECIAL MEETING OF MARCH 4, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Special Meeting on March 4, 2025, to hold interviews for the Community Entertainment Facilities Commission in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 2:45 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

The following applicants were interviewed:

Ashlynn Freestone; John Delaloye; Corey Atkins; Mark Tishman; Jim Fulton; Samuel Schuster. Two applicants, Robert Owens and Meghan Noel were unable to attend the interview but requested to still be considered for appointment.

MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
BRIEFING MEETING OF MARCH 4, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Briefing Meeting on March 4, 2025, in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 3:30 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

The following items were reviewed.

- [Helene Update](#)

Avril Pinder, County Manager introduced staff to provide the following updates. Stacey Wood gave an update on Recovery Resources; she explained that over 400 community members attended the four Buncombe Resources for Recovery Series and provided call center data. She said that there have been 1.7K (46.2%) calls for Private Property Debris Removal calls: and 1.8K calls regarding General debris questions. Kristy Smith, Solid Waste provided an update on debris. She explained that over 1 million cubic yards have been collected from the right of way in City of Asheville, unincorporated Buncombe County, and Town of Black Mountain and said that residents have been asked to place debris at right of way by March 1 for pickup during March. She also stated that 264 private property debris removal applications have self-reported demolition needs throughout the county and that Tetra-Tech is the consultant firm handling removal. Jonathon Jones, Community Development, provided an update on housing and case management; he explained that there are currently 468 Resident Households in FEMA TSA and that number continues to decrease as people exit from TSA. He explained that staff is coordinating with Tetra Tech to provide resources to TSA users regarding eligibility deadlines and resources. E.B. Odderstol provided an update on the Community Development Block

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Grant; she explained that CDBG-DR: grant funds appropriated by Congress and allocated by the Department of Housing and Urban Development to rebuild disaster impacted areas and provide crucial seed money to start the long-term recovery process and that eligible activities: include: Housing, infrastructure, and economic revitalization. She explained the timeline and that the State and City Action Plans due to HUD April 15th, 2025.

- Coxe Avenue Update

Matt Card and Sarah Odio provided an update on 50-52 Coxe Avenue and explained that this project started in 2022 with a County partnership with DFI to conduct an Affordable Housing Feasibility Analysis. He then explained the solicitation process and staff's recommendation to move forward with Harmony Housing, based out of Raleigh, because they are highly qualified, have relevant experience, and the ability to deliver in a timely manner. He explained that this project is for 206 new units that are 100% affordable at 80% AMI. The Estimated Total Project Cost is \$74.5 million and noted that the County commitment is \$9.8 million, County ground leases property at nominal rate and finally that the developer qualifies for property tax exemption.

- Reappraisal Planning and Update

Eric Cregger, Interim Tax Assessor provided an update on the 2026 Reappraisal planning process. He explained that the Reappraisal 2025 was delayed on 10/15/2024 and that 70% of the reappraisal work was completed. The new Reappraisal date is set to 01/01/2026 and the County is currently pivoting temporarily to performing damage assessments and collecting data. He noted that over 5,500 real estate parcels affected and that 2025 real estate value notices related and unrelated to Helene will be in the mail to residents next week. Cregger explained the various recommendations from the ADHOC Reappraisal Committee, Kevin Keene Reappraisal Equity Study, and the county appraisal team. He summarized that these recommendations fall into outreach and education and improvements in data quality and highlighted the various improvements that will be implemented for the upcoming Reappraisal. He stated that there is an RFP to work with a Reappraisal Consultant to help with these goals. To close he have the 2025-26 timeline.

- Front-facing Department Offices Move to 35 Woodfin

Scott Metcalf, provided background on the Comprehensive Facilities Plan which was conducted in 2020 by Clark Patterson & Lee. The Facilities Plan that was adopted by the Board of Commissioners on June 15th, 2021 with the goals of conducting building conditions assessments; establish a 15-year Plan for scheduled maintenance and capital improvements; Conduct space management assessments; and identify opportunities to combine operations, increase building utilization, and reduce costs. Metcalf further explained that the County partnered with UNC School of Government Development Finance Initiative (DFI) to review County-owned sites to determine suitability for Affordable Housing Development as facilities planning was underway and that the downtown sites currently in active use considered in the process included: • 35 Woodfin (Family Justice Center) • 46 Valley Street (Planning/Permits Inspections/Parks & Recreation) • Coxe Avenue (various parcels; County Storage, leased parking, etc.). Metcalf provided an update on the projects that have already been completed and then updated the 35 Woodfin project planning and process. He explained that the following County Departments would be moving to the newly renovated 35 Woodfin: Family Justice

Center, Permits, Planning, Air Quality, Environmental Health, Tax Assessment, Tax Collection, Register of Deeds, ID Bureau, and Board of Elections in the coming months. He then provided updates on 182 College Street, where Tax Collections & Assessment would be moving to. He then provided a timeline for tentative moving of the departments.

MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
REGULAR MEETING OF MARCH 4, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Regular Meeting on March 4, 2025, in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 5:00 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

Consent Agenda

1. [Approval of the February 18, 2025 combined Briefing and Regular Meeting Minutes](#)
2. [Approval of the January 2025 Tax Collection Report](#)
3. [Approval of Construction Manager at Risk Contract for the Asheville High School Arts Building HVAC Project](#)
4. [Resolution Awarding a Service Firearm to a Retiring Deputy of the Buncombe County Sheriff's Office](#)

Commissioner Moore made a motion to add an appointment to the Vaya Board under Board Appointments on the agenda. Commissioner Horton seconded the motion, and it was passed unanimously.

Commissioner Sloan made the motion to approve the Consent agenda with the amendment. Commissioner Moore seconded the motion, and it was carried unanimously.

Public Comment

Susan Schiemer – Chair of the Home and Community Care Block Grant Advisory Committee, reiterated her support for maintaining funding for the Buncombe County Supplemental Aging Fund in the FY26 budget. She emphasized the importance of these funds, which support services for seniors, helping them age in place and recover from the storm's impact. Susan urged the County Commissioners to consider the needs of the county's older residents, who make up 29% of the population, when making budget decisions.

Laura Tompkins – a parent and volunteer with the AC Reynolds PTSA, urged the County Commission to prioritize funding for schools, emphasizing that recent grant applications have shifted toward basic supplies due to financial strain. She called for the reinstatement of \$3.8 million to the Buncombe County Schools operating budget, stressing that adequate funding is essential for supporting students' education, closing achievement gaps, and meeting the commission's stated goals for a thriving community.

Mary Morgaine Squire – representing members of the Beach Community in District 2, requested the County Commission's help in restoring the Beach Community Center's governance. She highlighted that the center, a county-owned facility, has been under the control of an unelected

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individual for 20 years, undermining its democratic processes and excluding many community members.

Christine Aiken – Vice President of Student Advocacy for the AC Reynolds High School PTSA, expressed concern about the \$3.8 million cut to the school's operating budget. She called for greater transparency regarding Article 39 funding and urged the County Commission to reaffirm its support for schools, stressing the importance of maintaining public trust in decisions related to education funding. Christine acknowledged the challenges in budget decisions but asked for transparency and for the Board to support schools.

Hollie Johnson –expressed pride in living in Buncombe County and praised the integrity of its election services. However, she raised concerns about a planned move and the lack of communication between the County Commission and the Board of Elections, noting discrepancies in the information she receives from both parties. Holly urged the Commission to work with the Board of Elections to resolve the issue and ensure the continued effectiveness of the county's election services.

LC Clemmons – volunteer with the Swannanoa Grassroots Alliance, expressed gratitude for the inclusion of the small area plan, noting its importance to the community. She raised concerns about permit fees being charged to financially impacted residents, urging the Commission to find ways to alleviate this burden. Additionally, they requested that the county continue its roadside debris removal efforts as Swannanoa works through ongoing recovery and building demolitions

Presentations

1. [School Resource Officer Proclamation](#)

Commissioner Moore read the Proclamation to Captain Summey from the District 1 School Resource Officer. Captain Summey thanked the Board and acknowledged the work that School Resource Officers do.

2. [Ag Awareness Proclamation](#)

Commissioner Wells read the Proclamation to Jackie Gilibisie and the students present from FAA. Jackie thanked the Board and the support provided. The students provided the Commissioners with a bag of local goods.

3. [Continuum of Care Update](#)

Lacy Hoyle, Homelessness Program Manager provided an update on the Continuum of Care (CoC). She explained that the Point in Time (PIT) Count; Code Purple; CoC board activity; and the Within Reach report. Hoyle explained that the National Alliance to End Homelessness was engaged by the City of Asheville in partnership with Buncombe County and with funding support from Dogwood Health Trust, to identify needs and develop the Within Reach Report. The report includes recommendations to guide homelessness work within Buncombe County and the City of Asheville including 5 strategies and 112 action steps. Currently, the Lead Agency Staff (City of Asheville) and HUD TA will develop initial draft for presentation to Board. The Board will then assign committee to oversee and work on action plan once adopted.

Public Hearings

1. [2025 LOBS - Findings Resolution and Public Hearing](#)

Mason Scott, Assistant Finance Director, provided the background information. He explained that the County intends to issue Limited Obligation Bonds (LOBs) in an amount not to exceed \$70 million to refinance the remaining debt related to bonds issued in 2015. The proposed resolution authorizes the County Manager and Finance Director to carry out this financing transaction, to make certain application to the Local Government Commission concerning the debt, and to retain certain professional organizations to serve in various capacities to complete this debt transaction.

Chair Edwards opened the Public Hearing at 5:59 p.m. There were no public comments received. The Public Hearing was closed at 5:59 p.m.

Commissioner Whitesides made a motion to approve the LOBS 2025 Findings Resolution. The motion was seconded by Commissioner Moore and carried unanimously.

New Business

1. [Resolution for FY25 Vehicles Debt Issuance Reimbursement](#)

Mason Scott, Assistance Finance Director provided background information. He explained that the reimbursement resolution designates the Finance Director to declare on behalf of the Board of Commissioners their official intent to reimburse expenditures with proceeds of debt. In this case, the County anticipates spending up to \$4 million out of operating funds, then reimbursing the County from issuance of an installment financing. He explained that per the IRS regulations, counties must adopt a Reimbursement Resolution if they intend to spend currently available funds on capital projects or acquisitions that will be financed by the later issuance of certain types of debt. This allows the County to proceed with the purchase of these vehicles and related equipment, then use debt proceeds later in the fiscal year to pay ourselves back. This is possible if a County has sufficient fund balance to cash flow the purchases, then reimburse county operating funds when the debt is issued.

Commissioner Moore made the motion to approve the reimbursement resolution for debt financing vehicles and related equipment during fiscal year 2025. The motion was seconded by Commissioner Whitesides and carried unanimously.

2. [Resolution to Accept North Carolina Cashflow Loan and Authorize Execution of Associated Agreements](#)

Melissa Moore, Finance Director provided background information. She explained that the State of North Carolina has authorized and funded a local government cashflow loan program to support disaster response activities related to Hurricane Helene. The loans are zero-interest with repayment required between one and five years following loan initiation. Buncombe County anticipates receiving \$8.45 million through the first round of loan allocations based on projects submitted to the North Carolina Division of Emergency Management (NCEM) and the Federal Emergency Management Agency (FEMA) for public assistance as of February 14, 2025. The State has indicated the possibility of multiple rounds of cashflow loan support. Local governments must execute a loan agreement, promissory note, and other associated

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agreements with the State to participate in the cashflow loan program. The resolution considered today accepts the first round of loan funding from the State and authorizes the County Manager to execute necessary documents to participate in the loan program.

Commissioner Sloan asked what would happen if the State changed direction. Moore explained that forgiveness would only be given on items that were already approved by FEMA and could not be paid by another funding source. The Loan is for disaster activities that the County has already taken.

Commissioner Whitesides made the motion to approve Buncombe County entering a cashflow loan agreement with the State of North Carolina not to exceed \$8.45 million and to authorize the County Manager to execute the necessary associated documents. The motion was seconded by Commissioner Ball and carried unanimously.

3. Approval of the Legislative Agenda for 2025

Tim Love, Assistant Manager and Whitney Smith with Governmental Relations Firm, Ward and Smith provided background information. Whitney participated virtually and walked through the proposed Legislative Agenda. She explained that the Legislative Agenda includes appropriations and policy priorities that will be pursued during the 2025 Biennium.

Top priorities included: Local Government Recovery and Stabilization Grants; Permanent Housing Solutions for Displaced People; Additional Support for Emergency Watershed Protection (EWP) Program Administration and Management.

Policy priorities included: Legislation delaying the scheduled equalization of public service companies due to the deferred FY25 property revaluations; and Support Additional Resources for Mental and Behavioral Health including emergency responders, law enforcement and state employees.

Appropriations priorities included: Additional state funding for state employees, including K-12 and Community College education employee salaries; Business Recovery Loans/Grants; Water and System Expansion and Redundancy; State funding for emergency response infrastructure, equipment and vehicles; and Reimbursement for Local School Consolidation Study Mandated by S.L. 2023-128.

Commissioner Sloan made the motion to adopt the Legislative Agenda as presented. The motion was seconded by Commissioner Horton and carried unanimously.

Board Appointments

March 4 Appointments

- Interviews were held prior to the regular meeting for the Community Entertainment Facilities Commission. The Commissioners held a vote in which four members, the majority, voted to appoint Ashlynn Freestone to the Commission.
- Commissioner Wells made the motion to appoint Sandra Kilgore to the Land of Sky Regional Council Board of Delegates. The motion was seconded to Commissioner Horton and carried unanimously.

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- Commissioner Moore made the motion to appoint Commissioner Sloan to the Commissioner seat (to replace Commissioner Horton) on the Vaya Board. The motion was seconded by Commissioner Horton and carried unanimously.
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Closed Session

Curt Euler, Interim County Attorney provided the motion for the Board of Commissioners go into closed session for the following reason:

1. To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged and give instructions concerning the handling of a lawsuit in Federal District Court, Western District of Buncombe County et al v. HCA Healthcare Inc., et al, 1:22-cv-147-MR. There will be no formal action taken at this time. The statutory authority is contained in G.S. 143-318.11(a)(3).

Commissioner Moore made the motion to go into closed session for the referenced reasons. The motion was seconded by Commissioner Sloan and carried unanimously.

Meeting adjourned: 6:34 p.m.



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: March 18, 2025

Consent Agenda

Department:

Health and Human Services

Presenter(s):

John Hudson, Budget Director

Contact(s):

David Sweat, Health and Human Services Director
Rebecca Smith, Social Work Director

Subject:

Representative Payee Fund Adjustment for Activity

Brief Summary:

Each year the budget is set for the Representative Payee fund to cover transactions that occur on behalf of children in the custody of Buncombe County. These payments have been in excess of the expected budget and so this amendment adjusts the budget by \$200,000 to cover activity occurring in FY2025. No county funds are used as the payments made equal the revenue received. Adjustments will be made to the budget next year to ensure that there is budgetary capacity to avoid mid-year adjustments.

Recommended Motion & Requested Action:

Approve budget amendment

County Manager's Comments & Recommendation:

County Manager recommends as presented



BUNCOMBE COUNTY, NORTH CAROLINA

Representative Payee Fund

BOARD MEETING DATE: March 18, 2025

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2024-2025 Representative Payee Fund as outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2024-2025 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 18th day of March, 2025

Requesting Department: Health and Human Services

Budget Amendment Item: Adjustment for Pass Through Dollars

Description:

Each year the budget is set for the Representative Payee fund to cover transactions that occur on behalf of children in the custody of Buncombe County. Additional funds requested to cover invoicing through the end of fiscal year.

Funding Source:

No county funds are used.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Revenue	\$ 200,000	
Expenditures		\$ 200,000
TOTAL	\$ 200,000	\$ 200,000

ATTEST:

Sarah Gross

Clerk to the Board

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**

By *Amanda Edwards*

Chairman of the Board



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: March 18, 2025

Consent Agenda

Department: Finance

Presenter(s): Mason Scott

Contact(s): Mason Scott, Melissa Moore

Subject: Resolution to adopt the 2025 LOBS Approving Resolution

Brief Summary:

The County intends to issue Limited Obligation Bonds (LOBs) in an amount not to exceed \$70 million to refinance the remaining debt related to bonds issued in 2015. The Board is requested to adopt the attached resolution which authorizes the negotiation of an amendment to the County's 2015 installment financing contract in order to issue not to exceed \$70,000,000 of Limited Obligation Bonds. As security for the bonds, this resolution authorizes the County to continue to use the 2015 Deed of Trust, as amended. The resolution authorizes the use of the Preliminary Official Statement, which provides disclosure to the capital markets with respect to the County, by the underwriters to market the Bonds and authorizes the County to execute and deliver documentation related to the sale of the Bonds by Stifel and Raymond James, as underwriters of the Bonds. Finally, the resolution approves the form of a variety of additional documents to be executed as a part of the transaction and authorizes County staff to execute and deliver these documents with any necessary changes needed up to the closing date on April 24, 2025. Copies of all documents referenced in the resolution are on file with the Finance Director and can be made available to any Board members upon request.

Recommended Motion & Requested Action:

Motion to approve the 2025 LOBS Approving Resolution.

County Manager's Comments & Recommendations:

County Manager recommends as presented.

EXTRACTS FROM MINUTES OF THE BOARD

A regular meeting of the Board of Commissioners of the County of Buncombe, North Carolina, was duly held on March 18, 2025 at 5:00 p.m. in the Commission Chambers, 200 College Street, Suite 326, Asheville, North Carolina. Chair Amanda Edwards presiding.

The following members were present: Chair Edwards; Vice-Chair Moore; Commissioner Wells; Commissioner Whitesides; Commissioner Sloan; Commissioner Horton; Commissioner Ball.

The following members were absent: None.

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Commissioner Whitesides moved that the following resolution, copies of which having been made available to the Board, be adopted:

Resolution No. 25-03-06

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF BUNCOMBE,
NORTH CAROLINA, APPROVING AN AMENDMENT TO AN INSTALLMENT FINANCING
CONTRACT AND THE DELIVERY THEREOF AND PROVIDING FOR CERTAIN OTHER
RELATED MATTERS**

WHEREAS, the County of Buncombe, North Carolina (the “*County*”) is a validly existing political subdivision of the State of North Carolina (the “*State*”), existing as such under and by virtue of the Constitution, statutes and laws of the State;

WHEREAS, the County has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price of such property;

WHEREAS, the Buncombe Financing Corporation (the “*Corporation*”) has previously executed and delivered:

(1) Limited Obligation Bonds (County of Buncombe, North Carolina), Series 2015, evidencing proportionate undivided interests in rights to receive certain revenues under an Installment Financing Contract dated as of April 1, 2015 (the “*2015 Contract*”) in the aggregate principal amount of \$126,635,000, under an Indenture of Trust dated as of April 1, 2015 (the “*2015 Indenture*”) between the Corporation and U.S. Bank, National Association, the successor to which is U.S. Bank Trust Company, National Association, as trustee (the “*Trustee*”) in order to (a) pay the capital costs of certain County and school improvements (the “*2015 Project*”), including the construction of (i) an addition to the County’s Health & Human Services Campus, including a parking deck adjacent to the addition (the “*HHS Facilities*”) and (ii) the Enka Intermediate School in Candler, North Carolina (the “*Enka Intermediate School*”) and (b) refinance a portion of the County’s installment payment obligations under the Prior Contracts (as defined in the 2015 Contract) and certain of the County’s general obligation bonds;

(2) Limited Obligation Bonds, Series 2018, evidencing proportionate undivided interests in rights to receive certain revenues pursuant to the 2015 Contract, as amended by Amendment Number One to the 2015 Contract, dated as of March 15, 2018 (the “*First Amendment*”) in the aggregate principal amount of \$54,730,000, under Supplemental Indenture Number 1 dated as of March 15, 2018 (the “*First Supplement*”) to the 2015 Indenture between the Corporation and Regions Bank, the successor to which is the Trustee, in order to pay the capital costs of certain school improvements, including to Asheville High School and Montford North Star Academy; and

(3) Limited Obligation Bonds, Series 2024B, evidencing proportionate undivided interests in rights to receive certain revenues pursuant to the 2015 Contract, as amended by Amendment Number Two to the 2015 Contract, dated as of June 1, 2024 (the “*Second Amendment*”) in the aggregate principal amount of \$61,510,000, under Supplemental Indenture Number 2 dated as of June 1, 2024 (the “*Second Supplement*” and together with the 2015 Indenture and First Supplement, the “*Indenture*”) to the 2015 Indenture between the Corporation and Regions Bank, the successor to which is the Trustee, in order to (a) pay the capital costs of the acquisition, construction and equipping of improvements to (i) various school facilities located in the Buncombe County School District (the “*County School District*”), including improvements to North Buncombe Middle School and T.C. Roberson High School; (ii) various school facilities located in the

Asheville City School District (the “*City School District*” and together with the County School District, the “*School Districts*”); and (iii) various miscellaneous projects in both School Districts and (iv) various County facility improvements.

WHEREAS, in order to secure its obligations under the 2015 Contract the County executed and delivered a Deed of Trust, Security Agreement and Fixture Filing, dated as of April 1, 2015 (the “*2015 Deed of Trust*”), dated as of April 1, 2015 (the “*2015 Deed of Trust*”) granting a security interest in the HHS Facilities and the Enka Intermediate School, including the sites on which they are located, as modified by (1) a notice of extension, dated as of March 15, 2018 (the “*First Notice*”) granting a security interest in the sites on which Asheville High School and Montford North Star Academy are located, and (2) a second notice of extension, dated as of June 1, 2024 (the “*Second Notice*” and together with the 2015 Deed of Trust and the First Notice, the “*Deed of Trust*”) granting a security interest in T.C. Roberson High School and North Buncombe Middle School, including the sites on which they are located;

WHEREAS, the County previously released (1) Enka Intermediate School from the Deed of Trust on May 17, 2023 and (2) the HHS Facilities from the Deed of Trust on April 15, 2024, each pursuant to a Deed of Partial Release on file with the County’s Register of Deeds;

WHEREAS, the Board of Commissioners (the “*Board*”) has previously determined that it is in the best interest of the County to enter into Amendment Number Three to the 2015 Contract (the “*Third Amendment*” and together with the 2015 Contract, the First Amendment and the Second Amendment, the “*Contract*”) with the Corporation in order to refinance the 2015 Project and to pay the costs related to entering into the Third Amendment;

WHEREAS, to assist the County with refinancing the 2015 Project, the Corporation will execute and deliver its Refunding Limited Obligation Bonds, Series 2025 (the “*Bonds*”) in an aggregate principal amount not to exceed \$70,000,000, evidencing proportionate undivided interests in rights to receive certain Revenues (as defined in the Contract) pursuant to the Contract;

WHEREAS, in connection with the sale of the Bonds to Robert W. Baird & Co. Incorporated, as managing underwriter (the “*Underwriter*”), the Corporation will enter into a Contract of Purchase (the “*Purchase Contract*”) between the Corporation and the Underwriter relating to the Bonds, and the County will execute a Letter of Representation to the Underwriter (the “*Letter of Representation*”);

WHEREAS, there have been described to the Board the forms of the following documents (collectively, the “*Instruments*”), copies of which have been made available to the Board, which the Board proposes to approve, enter into, and deliver, as applicable, to effectuate the proposed installment financing:

- (1) the Third Amendment;
- (2) a Supplemental Indenture, Number 3 dated as of April 1, 2025 (the “*Third Supplement*”) between the Corporation and the Trustee, supplementing the 2015 Indenture, including the form of the Bonds;
- (3) the Purchase Contract; and
- (4) the Letter of Representation.

WHEREAS, to make an offering and sale of the Bonds, there will be prepared a Preliminary Official Statement with respect to the Bonds (the “*Preliminary Official Statement*”), a draft thereof having been made available to the Board, and a final Official Statement relating to the Bonds (together with the Preliminary Official Statement, the “*Official Statement*”), which Official Statement will contain certain information regarding the County and the Bonds;

WHEREAS, it appears that each of the Instruments and the Preliminary Official Statement is in an appropriate form and is an appropriate instrument for the purposes intended;

WHEREAS, a public hearing on the Third Amendment and the 2015 Project to be refinanced thereby after publication of a notice with respect to such public hearing must be held and the Board conducted such public hearing at its March 4, 2025 meeting; and

WHEREAS, the County has filed an application to the Local Government Commission of North Carolina (the “LGC”) for approval of the Third Amendment and will receive the approval of the LGC before executing and delivering the Third Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF BUNCOMBE, NORTH CAROLINA, AS FOLLOWS:

Section 1. ***Ratification of Instruments.*** All actions of the County, the Chairman of the Board (the “Chairman”), the Clerk to the Board (the “Clerk”), the County Manager, the Finance Director of the County, the Senior Staff Attorney, including anyone serving as such in an interim capacity, and their respective designees (individually and collectively, the “Authorized Officers”), whether previously or hereinafter taken, in effectuating the proposed financing are hereby approved, ratified and authorized pursuant to and in accordance with the transactions contemplated by the Instruments.

Section 2. ***Authorization of the Official Statement.*** The form, terms and content of the Preliminary Official Statement are in all respects authorized, approved and confirmed, and the Underwriter’s use of the Preliminary Official Statement and the final Official Statement in connection with the offering and sale of the Bonds is hereby in all respects authorized, approved and confirmed. The Authorized Officers are hereby authorized and directed to deliver, on behalf of the County, the Official Statement in substantially such form, with such changes, insertions and omissions as they may approve.

Section 3. ***Authorization to Execute the Third Amendment.*** The County hereby approves the refinancing of the 2015 Project pursuant to the 2015 Contract and the Third Amendment, which will be a valid, legal and binding obligation of the County in accordance with its terms. The form and content of the Third Amendment is hereby in all respects authorized, approved and confirmed, and the Authorized Officers are hereby authorized, empowered and directed to execute and deliver the Third Amendment, including necessary counterparts, in substantially the form and content presented to the Board, but with such changes, modifications, additions or deletions therein as they deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the County’s approval of any and all changes, modifications, additions or deletions therein from the form and content of the Third Amendment presented to the Board. From and after the execution and delivery of the Third Amendment, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Third Amendment as executed.

Section 4. ***Approval of the Purchase Contract and Authorization to Execute the Letter of Representation.*** The form and content of the Purchase Contract, including the Letter of Representation, are hereby approved in all respects. The Authorized Officers are authorized to execute the Letter of Representation for the purposes stated therein, including necessary counterparts, in substantially the form and content of the Letter of Representation presented to the Board, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the County’s approval of any and all changes, modifications, additions or deletions therein from the form and content of the Letter of Representation presented to the Board. From and after the execution and delivery of the Letter of Representation, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Letter of Representation as executed.

Section 5. **County Representative.** The Authorized Officers are each hereby designated as the County's representative to act on behalf of the County in connection with the transactions contemplated by the Instruments and the Official Statement, and the Authorized Officers are authorized to proceed with the financing in accordance with the Instruments and to seek opinions as a matter of law from the County Attorney, which the County Attorney is authorized to furnish on behalf of the County, and opinions of law from such other attorneys for all documents contemplated hereby as required by law. The County's representative and/or designee or designees are in all respects authorized on behalf of the County to supply all information pertaining to the County for use in the Official Statement and the transactions contemplated by the Instruments or the Official Statement. The County's representatives or their respective designees are hereby authorized, empowered and directed to do any and all other acts and to execute any and all other documents, which they, in their discretion, deem necessary and appropriate to consummate the transactions contemplated by the Instruments or the Official Statement or as they deem necessary or appropriate to implement and carry out the intent and purposes of this Resolution and the on-going administration of the Instruments. Any provision in this Resolution that authorizes more than one officer of the County to take certain actions shall be read to permit such officers to take the authorized actions either individually or collectively and any action authorized may be taken by anyone designated to act on their behalf.

Section 6. **Severability.** If any section, phrase or provision of this Resolution is for any reason declared to be invalid, such declaration will not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 7. **Repealer.** All motions, orders, resolutions and parts thereof, in conflict herewith are hereby repealed.

Section 8. **Effective Date.** This Resolution is effective on the date of its adoption.



2025 LOBS Approving Resolution

Presented by

Finance



Timeline

Limited Obligation Bonds -- Installment Financing Contract

- ✓ February 18 Briefing: Introduced Findings Resolution
- ✓ March 4 Regular Meeting
 - ✓ Approved Findings Resolution
 - ✓ Public Hearing held on Limited Obligation Bonds
 - ✓ Introduced Issuance Resolution
- **March 18 Regular Meeting**
 - Consider adoption of Approving (Issuance) Resolution



2025 LOBS Approving Resolution

Limited Obligation Bonds -- Installment Financing Contract

Establishes legal framework for issuance of bonds

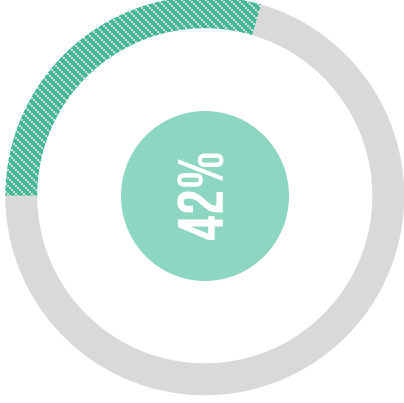
- **Not-to-exceed amount:** \$70 million
- **Funding purpose:** refinancing 2015 LOBS
- **Security structure:** 2015 Deed of Trust
- **Approves –**
 - Contract amendment – adds proposed bonds to original 2015 contract
 - Preliminary official statement – publication of County info for bond marketing
 - Public marketing, sale of bonds



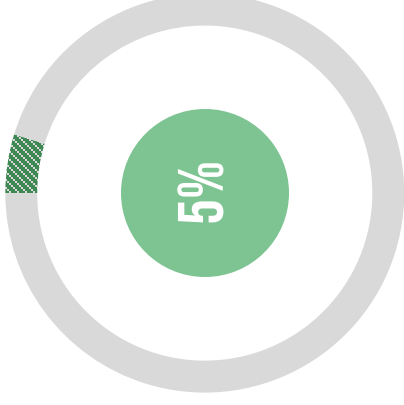
Benefit to Refunding



County



Schools



AB Tech

- Allocation of savings based on use of original bond funds in 2015
- Actual savings will be determined at time of bond sale
- Currently anticipate \$4+ million



Requested Action

Limited Obligation Bonds -- Installment Financing Contract

- Motion to approve the 2025 LOBS Approving Resolution



RED CROSS MONTH MARCH 2025

WHEREAS, the American Red Cross, the humanitarian organization that eases people's suffering during life's emergencies in Buncombe County, across the United States and around the world, and;

WHEREAS, the American Red Cross Chapter serving Western North Carolina has a long history of helping our neighbors in need by delivering shelter, care and hope during disasters; making our community safer through its lifesaving Home Fire Campaign; providing lifesaving blood; teaching skills that save lives; and supporting military, veterans, and their families, and;

WHEREAS, we thank and honor the selfless volunteers, dedicated employees and generous supporters who make this compassionate work possible, and;

WHEREAS, in the first three months following the devastation of Hurricane Helene, the American Red Cross and our partners provided more than 3.3 million meals and snacks and nearly 56,500 overnight shelter stays, and reached an estimated 464,200 people with disaster relief and recovery services, the vast majority of which were in North Carolina, and;

WHEREAS, last fiscal year in Western North Carolina, 186 active volunteers assisted 549 people affected by 194 local disasters, most home fires; trained 8,647 people in First Aid, CPR & AED, swimming and preparedness; collected 24,675 units of blood; and provided 520 emergency services to military members, veterans, and their families, and;

WHEREAS, people in our community depend on the American Red Cross, whose lifesaving mission is powered by the devotion of volunteers, generosity of donors and partnership of community organizations,

NOW THEREFORE, the Buncombe County Board of Commissioners hereby proclaim **March, 2025** as **Red Cross Month** in Buncombe County and encourage all to recognize the daily efforts and contributions made by the American Red Cross in our community and across the nation in its vital work to prevent and alleviate human suffering in the face of emergencies.

This 18th day of March, 2025.



Amanda Edwards, Chair
Buncombe County Board of Commissioners



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 03/18/2025

New Business

Department:

Libraries

Presenter(s): Jason Hyatt

Contact(s): Jason Hyatt

Subject: America 250 NC Committee

Brief Summary:

America 250 NC, under the leadership of the North Carolina Department of Natural and Cultural Resources, is North Carolina's commemoration of the 250th anniversary of our state in the development of the United States. North Carolina will recognize the 250th anniversary of the Revolution with a multi-year commemoration beginning April 12, 2024. Each county in the state may have one officially recognized committee made up of community members working in a volunteer capacity to organize and coordinate activities. A committee must be officially recognized as the central county body coordinating the local activities through a resolution passed by the County Commissioners. Official recognition allows the committee to access grant funds provided through NCDNCR. There is no financial obligation to Buncombe County Government.

Recommended Motion & Requested Action:

Motion to pass a resolution officially establishing the America 250 NC Committee for Buncombe County.

County Manager's Comments & Recommendations:

County Manager recommends as presented.

RESOLUTION NO. 25-03-07

RESOLUTION RECOGNIZING AND APPROVING THE BUNCOMBE COUNTY OFFICIAL 250 NORTH CAROLINA COMMITTEE.

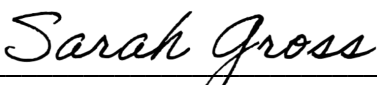
- WHEREAS, former Governor of North Carolina Roy Cooper created AMERICA 250 NC to plan, encourage, develop, and coordinate the commemoration of the 250th anniversary of the United States and North Carolina's integral role in that event and the role of its people on the nation's past, present, and future; and
- WHEREAS, AMERICA 250 NC has a mission to engage all North Carolinians and all 100 counties through their many signatures and officially recognized programs, projects, and events over the commemoration by inspiring future leaders and celebrating North Carolina's contributions to the nation over the last 250 years; and
- WHEREAS, a 250 North Carolina Committee of Buncombe County (herein "Committee") has been formed and adopted the America 250 NC's mission; and
- WHEREAS, participants of the Committee will be completely voluntary and there will be no compensation for participation; and
- WHEREAS, Buncombe County is not responsible for appointing or approving members or fiscally responsible for the Committee; and
- WHEREAS the Committee is requesting formal recognition and approval from the Buncombe County Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That Buncombe County hereby endorses AMERICA 250 NC and its mission.
2. That Buncombe County officially recognizes and approves the Committee.
3. That a copy of this resolution be sent to the Buncombe County legislative delegation and the AMERICA 250 NC Committee.
4. This resolution is effective upon adoption.

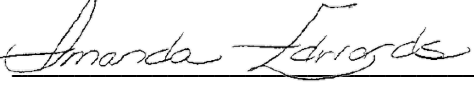
Adopted this 18th day of March 2025.

ATTEST:



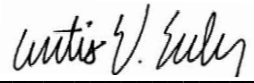
Sarah Gross, Clerk to the Board

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

By: 

Amanda Edwards, Chair

APPROVED AS TO FORM:

A handwritten signature in cursive script, appearing to read "Curtis V. Euley".

County Attorney



America 250 NC

Presented by

Jason Hyatt - Buncombe County Public Libraries
Glen Stach – STACH pllc



BUNCOMBE COUNTY



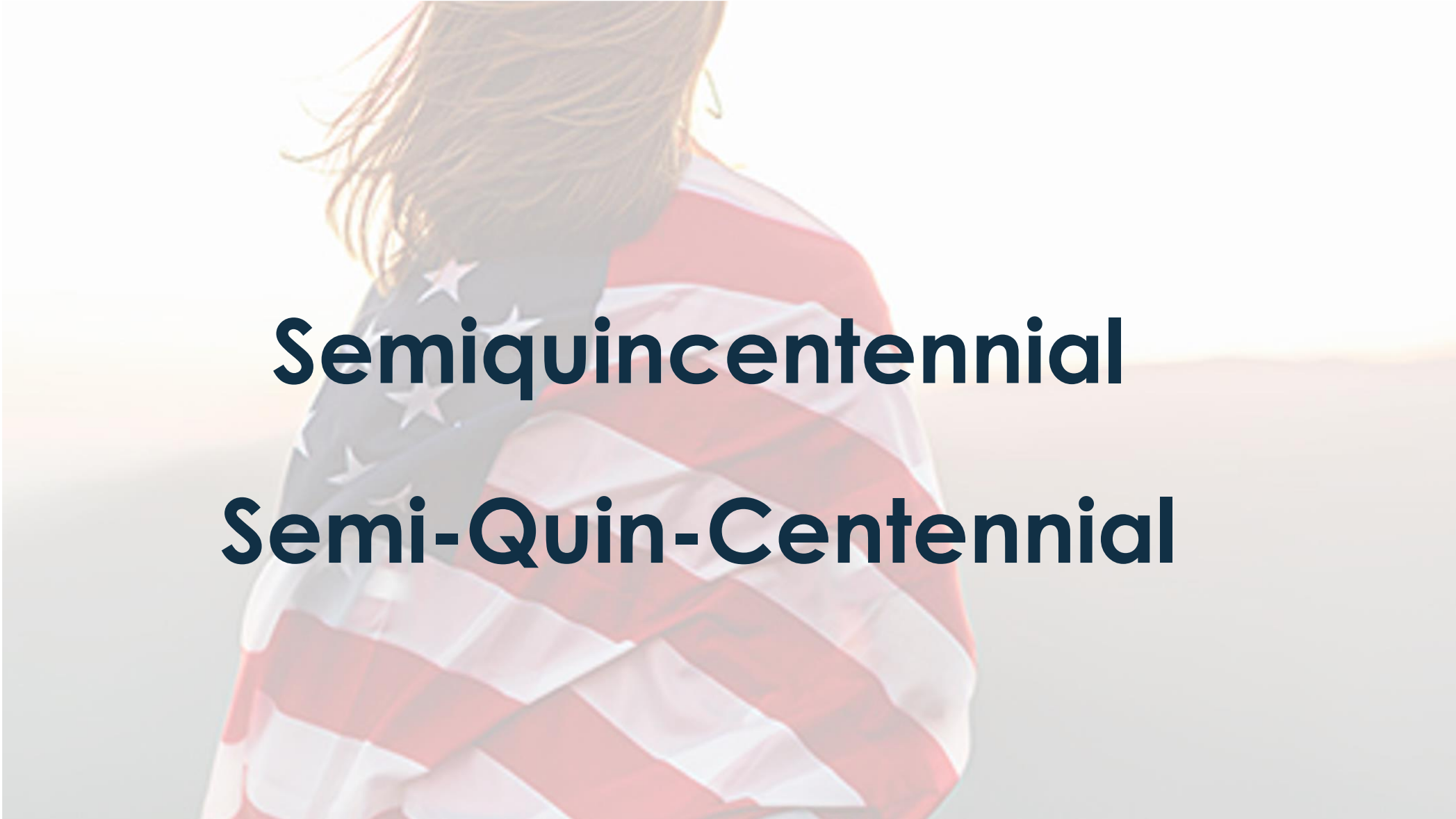
3/12/2025

Overview & Request

- America 250 and America 250 NC
- County Committee leadership and coordination
- Role of the County Committee
- Local partners and participants

Request: Approve a resolution officially establishing the America 250 NC Committee for Buncombe County





Semiquincentennial

Semi-Quin-Centennial



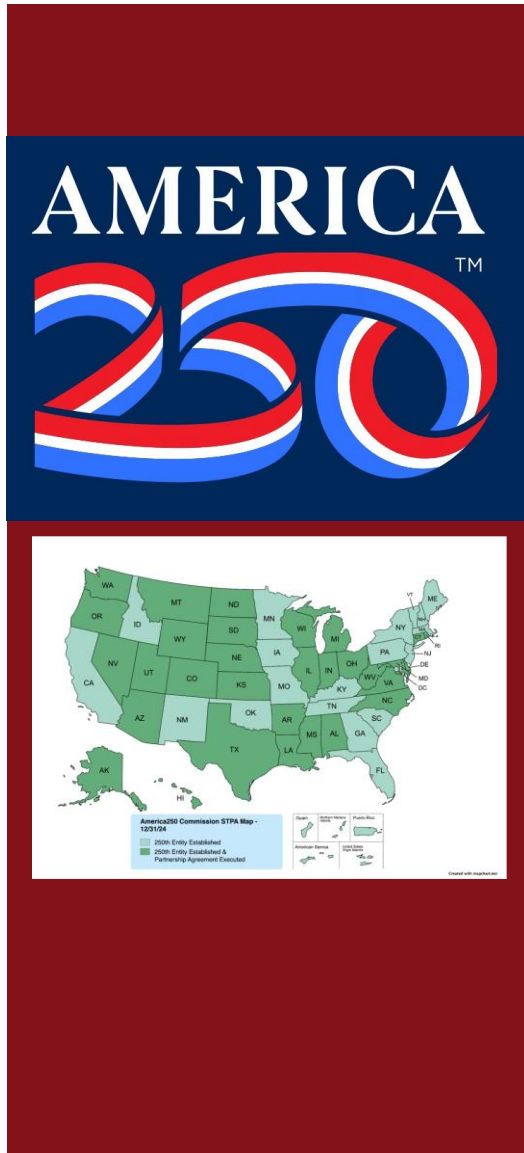
America 250

*US Semiquincentennial Commission = Congressional Commission
Overseeing the Commemoration of the Nation's 250th Anniversary*

America 250's mission is to commemorate the 250th anniversary of the signing of the Declaration of Independence, marking America's Semiquincentennial.

We aim to inspire fellow Americans to reflect on our past, strengthen our love of country, and renew our commitment to the ideals of democracy through programs that educate, engage, and unite us as a nation.

America 250 will foster shared experiences that spark imagination, showcase the rich tapestry of our American stories, inspire service in our communities, honor the enduring strength, and celebrate the resilience of the United States of America.





America 250 NC

America 250 NC is North Carolina's commemoration of the 250th anniversary of our state in the development of the United States. The North Carolina Department of Natural and Cultural Resources is the statewide entity charged by Governor Cooper with the leadership of the commemoration for North Carolina.

<https://www.america250.nc.gov>

Convening:

- Website
- Calendar of Events
- County Committees
- Resources
 - Educators
 - Researchers
 - Families

Grant Programs:

- Public art or mural with America 250 NC connection
- Waysides or Markers
- Local Exhibits
- Online Exhibits
- Research
- Educational Outreach



250th Planning

STACH pllc/Semiquin Planners

Our Experience:

Five years with USSC Commission (A250)

Drafted Initial Framework (Fed, State, Local)

Created overarching NSP “Platforms”

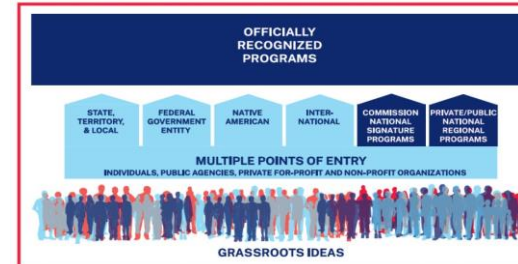
Pro Bono Support to Sites of Significance to Participate



James & Elizabeth Monroe's Oak Hill –
Photo by Hugh Kenny



PARTICIPATORY FRAMEWORK PATHWAYS



Buncombe County

A250 Committee



Organize
Committee



Grant Submission
Listening Sessions
Across Buncombe
County



Plan for
2026 &
Raise
Awareness



Highlight
Programs
Existing & New



Buncombe County

A250 Committee

Leadership

NC DNCR – America250 NC "Ex Officio State Involvement"

Glenn Stach - STACH pllc "Project Director"

Anne Chesky, Dir. - Friends of WNC Museum of Culture and History "Project Sponsor

Fiscal Agent" Jason Hyatt, Dir. Buncombe County Libraries "County Liaison"

Committee Participation/Representation... Still Forming

Buncombe County Public Libraries, Asheville & Buncombe County Historic Resource

Commission, Presbyterian Heritage Center, Swannanoa Valley Museum,

Asheville Chapter NS SAR, Ruth Davidson Chapter NSDAR, ...



Overview & Request

- America 250 and America 250 NC
- County Committee leadership and coordination
- Role of the County Committee
- Local partners and participants

Request: Approve a resolution officially establishing the America 250 NC Committee for Buncombe County





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: March 18, 2025

New Business

Department: Planning Department

Presenter(s): Matt Card

Contact(s): Matt Card

Subject: Coxe Avenue Memorandum of Understanding (MOU) with Harmony Housing

Brief Summary:

From July 2024 to September 2024 the School of Government's Development Finance Initiative (DFI) and Buncombe County conducted a solicitation for developer proposals to find a private development partner for the Coxe Avenue affordable housing project. After reviewing proposals and conducting interviews with selected developers, County staff recommend Harmony Housing as the development partner for the project.

Recommended Motion & Requested Action:

Authorize the County Manager to enter negotiations with Harmony Housing to develop a Memorandum of Understand outlining each parties' responsibilities and establishing milestones which will ultimately support the execution of a Development Agreement.

County Manager's comments and Recommendations:

County Manager recommends as presented.



COXE AVENUE MOU WITH HARMONY HOUSING

Presented by

Matt Card

Community Development Division, Planning Department

March 18, 2025



BUNCOMBE COUNTY



SOLICITATION & DEVELOPMENT PARTNER SELECTION

- Solicitation for Proposals: July 2024 - September 2024
- Development Partner Selection
 - 9 developer proposals received
 - 4 developers interviewed
 - Staff recommends **Harmony Housing** as development partner



RECOMMENDED: HARMONY HOUSING

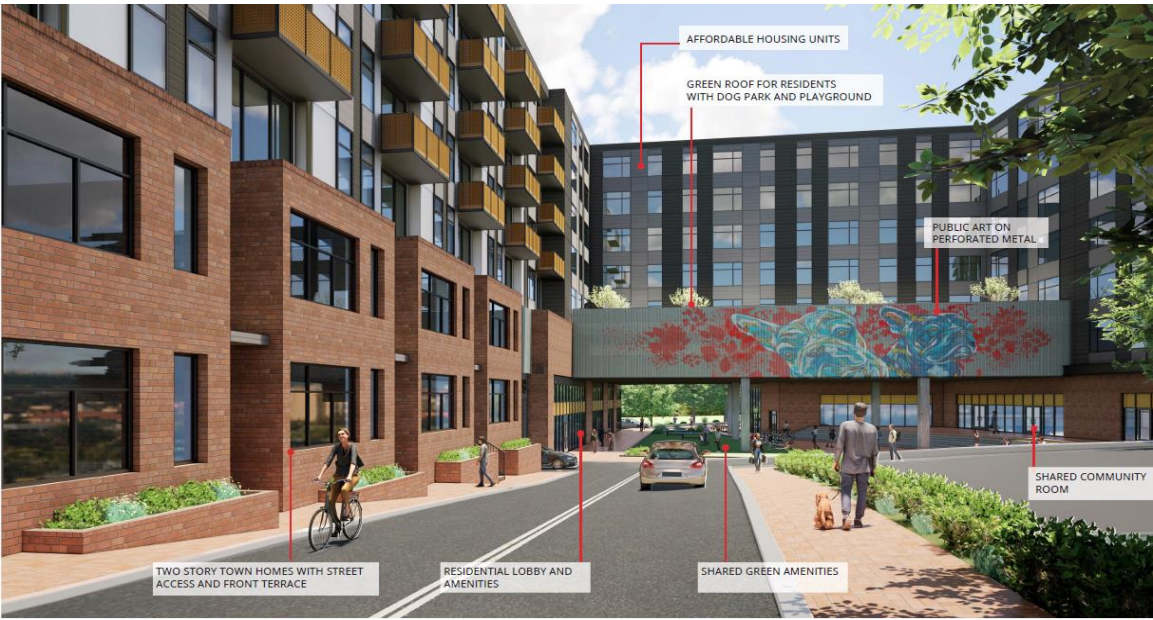
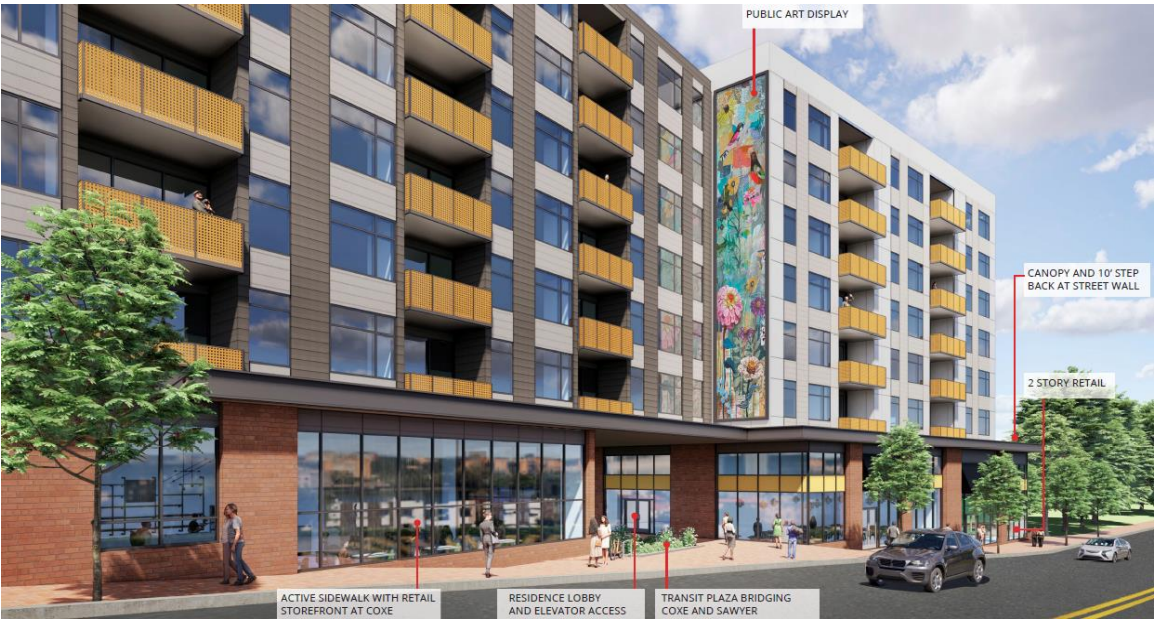
Demonstrated alignment with guiding public interests

- Maximized with multifamily for rent and parking
- Focused on pedestrian activation and community integration
- Provided thorough commercial space programming by partner (F7)
- Confidence in financing
- Ability to maximize public investment

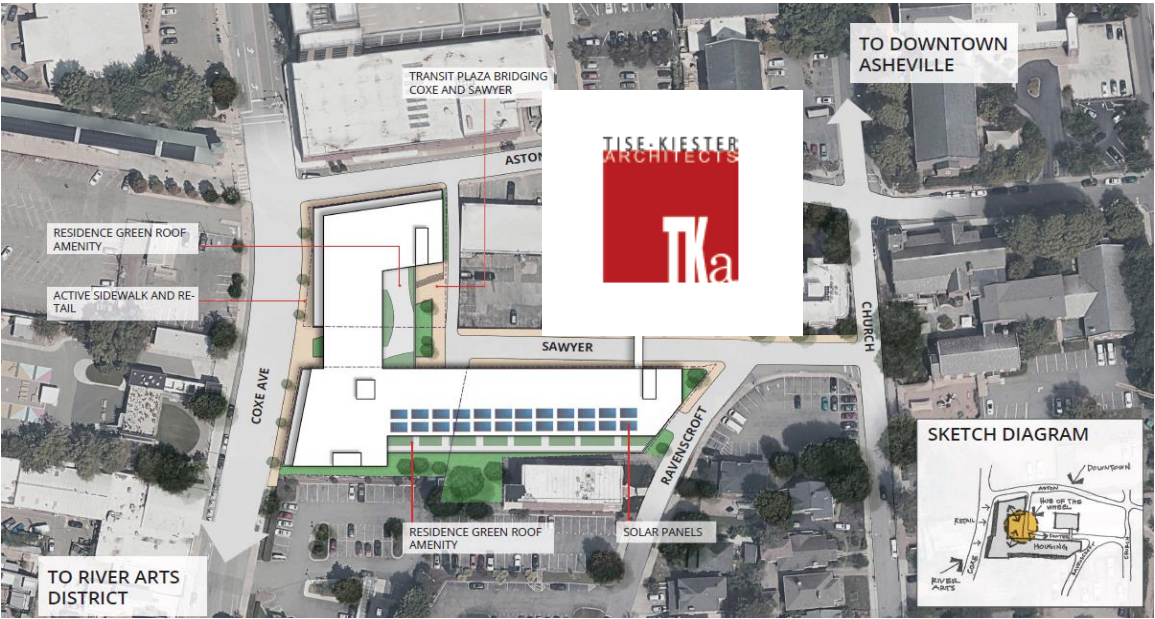
Fulfilled selection criteria

- Highly qualified
- Relevant experience
- Ability to deliver in a timely manner





COXE AVENUE



Affordability Mix

AMI	Units
20%	8
30%	36
50%	11
60%	110
80%	41
Total	206

Unit Mix

Size	Total
1BR	154
2BR	34
3BR	18
Total	206



REQUEST FOR BOARD ACTION

Authorize the County Manager to enter negotiations with Harmony Housing to develop a Memorandum of Understand outlining each parties' responsibilities and establishing milestones which will ultimately support the execution of a Development Agreement





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 3/18/2025

New Business

Department: Economic Development, Community Development

Presenter(s): E.B. Odderstol

Contact(s): E.B. Odderstol, Matthew Cable, Tim Love

Subject: Comments on the State of North Carolina's CDBG-DR Plan

Brief Summary:

The State of North Carolina received notice of award for \$1.4 Billion in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds on January 15th. These funds were allocated to the state for long-term Helene Recovery in Western North Carolina. As part of the CDBG-DR award process, the state published their Draft Action Plan on February 18th and opened the 30-day public comment period. Buncombe County Government seeks to comment on the Draft Action Plan as one of the Most Impacted and Distressed Areas identified in the plan.

Recommended Motion & Requested Action:

Authorization for the County Manager to submit Buncombe County Government comments on the North Carolina CDBG DR Draft Action Plan

County Manager's comments and Recommendation:

Manager recommends approval as presented

State CDBG DR Draft Action Plan Letter for Public Comment

Regular Meeting

March 18th, 2025



BUNCOMBE COUNTY



Request and Next Steps

Board approval for the following:

- Authorization for the County Manager to submit Buncombe County Government comments on the North Carolina CDBG DR Draft Action Plan

Next Steps:

- Staff submit letter on behalf of Buncombe County Board of Commissioners by Thursday **March 20**



Summary and Timeline

State of North Carolina was allocated **\$1.4 Billion** in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for Helene Recovery

- HUD Allocation Announcement: January 15
- State Draft Action Plan Published: February 18
- *Public Comment Due: March 20*
- *State Action Plan submitted to HUD: April 15*

CDBG-DR will benefit 3 funding areas: **Housing, Infrastructure, and Economic Revitalization**



North Carolina Draft CDBG-DR Action Plan

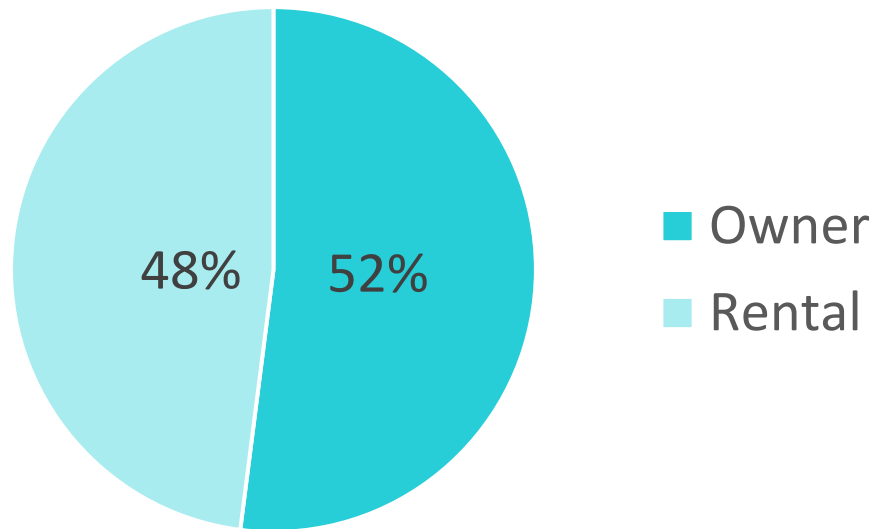
	Program	Program Type	Allocation	Perction of Total CDBG DR Allocation
Housing	Reonstrucion & Rehabilitation for Owner-Occupied Units	State-centric, direct service, supported by contractor	\$807,354,000	56.53%
	Workforce Housing for Ownership	Competitive application	\$53,380,000	3.74%
	Multifamily Construction Program	Competitive application	\$191,340,000	13.40%
	Total		\$1,052,074,000	73.67%
Infrastructure	Community Infrastructure Program: (1)"Stand-alone" projects and (2) Improvements to FEMA-assisted PA or HMGP funded projects	Competitive application	\$193,500,000	13.55%
	Total		\$193,500,000	13.55%
Economic Revitaliztion	Commercial District Revitalization	Competitive application	\$111,140,000	7.78%
	Total		\$111,140,000	7.78%
Admin (5% Cap)			\$71,406,000	5%
Total			\$1,428,120,000	100.00%



Buncombe County Needs

Housing

- Units Destroyed: 360+
- Destroyed Units Ownership Status:



Infrastructure

- 211 of the 290+ Hazard Mitigation Grant Program applications are for acquisition
- Resilience and future response

Economic Revitalization

- \$4.9 Billion estimated Helene impact on agriculture in WNC¹
- 6,700 SBA loans, \$117 M disbursed

1. NC Office of State Budget and Management



Housing

- **State Proposed Allocation:**
\$1,052,074,000

- **Programs:**

- **Reconstruction & Rehabilitation¹:**
\$807M
- **Workforce Housing for Ownership²:**
\$53M
- **Multifamily Construction Program:**
\$191M

¹State centric program (operated by the State) for single-family, owner-occupied units.

²Workforce is defined as households earning <80% AMI.

- **Suggested Comment Overview:**

- Support state-centric Reconstruction & Rehabilitation model but reduce funding to \$693M
- Increase program funding to support renters relative to community impact (29% rental/71% owners)
- Increase Multifamily Construction Program funding to \$280M
- Increase Multifamily Construction per project maximum assistance to \$25M
- Include \$25M for Rental Assistance
- Ensure geographic distribution of funds based on Helene housing impact data



Infrastructure

- **State Proposed Allocation:**
\$193,500,000
- **Program:** Community Infrastructure
 - “Stand alone” projects to address unmet disaster recovery needs
 - Improvements to FEMA Public Assistance (PA) projects or Hazard Mitigation Grant Program (HMGP) funded projects
- **Suggested Comment Overview:**
 - Consider HMGP and FEMA PA timelines for launch of grant programs
 - Define eligible projects:
 - Emergency operation center and response facilities
 - Communications resilience
 - Emergency sheltering
 - Community Resource Centers
 - Water system improvements
 - Sewer expansion
 - Flood mitigation and detection



Economic Revitalization

- **State Proposed Allocation:**
\$111,140,000
- **Program:** Commercial District Revitalization
 - Acquisition, demolition, site prep, or rehab of commercial structures
 - Assistance to small businesses for rehabilitation and physical improvements to their places of business
 - Façade improvements to private or public structures in commercial areas
- **Suggested Comment Overview:**
 - State support for broad definition of Commercial Areas
 - For grants, request inclusion of planning, public services, mitigation, streetscaping, accessibility, and place-making activities
 - Include funding for small business grants
 - Include funding for agriculture recovery



Request and Next Steps

Board of Commissioners approval for the following:

- Authorization for the County Manager to submit a letter for public comment on the North Carolina CDBG DR Draft Action Plan

Next Steps:

- Staff will submit letter for public comment on behalf of Buncombe County Government by Thursday **March 20th**



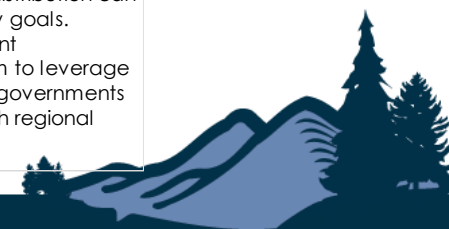
Questions?



Appendix: Staff Input Summary



Program Area	Comment Buckets	Comment Summary
Economic Revitalization		
	Assistance Cap	On page 93 of the action plan, Section 5.2.5 Economic Revitalization, Subsection 5.2.5.1 Commercial District Revitalization, Table 35, the document states that the maximum amount of assistance per beneficiary is \$10,000,000. Does this mean an entity may receive funding for multiple projects as long as the total approved assistance does not exceed \$10,000,000? Or does it mean that the maximum assistance per individual project is \$10,000,000, allowing entities to apply for and receive funding for multiple projects, potentially exceeding the \$10,000,000 threshold in total?
	Funding Timeline	On page 92 of the action plan, Section 5.2.5 Economic Revitalization, Subsection 5.2.5.1 Commercial District Revitalization (Table 35), the document states that the distribution process will be competitive. It also mentions an initial stage for HUD-identified MID areas and a second stage for all counties covered by the Helene major disaster declaration. Will the full funding allocation be available during the in initial stage application process, or does the State plan to reserve a portion of the funds specifically for stage two? We recommend the stage two application period only be held if funds remain from the initial stage and that entities that qualified for the initial stage remain eligible to apply for funding in stage two.
	Eligible Use of Funds	On page 93 of the action plan, Section 5.2.5 Economic Revitalization, Subsection 5.2.5.1 Commercial District Revitalization, the action plan lists eligible uses of funds, with a focus on individual buildings. Can the State confirm this funding will also support broader mitigation efforts in business districts affected by their proximity to the river? Can funds be used for MIT (mitigation) planning, infrastructure improvements, or enhanced public services in these areas (business districts)? Additionally, would place-making efforts or other improvements to public services in these districts be considered as eligible projects?
Infrastructure		
	Removing Barriers to Assistance	Response: Section 4.5 Persons Belonging to Historically Distressed and Underserved Communities details how the state aims to prioritize the assistance. We found no obvious red flags with the found descriptions
	Evaluation Criteria	On pages 90 and 91 of the action plan, Section 5.2.4 Infrastructure, Subsection 5.2.4.1 Community Infrastructure Program, it describes the variety of projects NCDOC will consider. Will these project characteristics be considered in the scoring criteria? If so, how will the State reconcile the funding of "Stand Alone" projects, which may be funded with up to 100% CDBG-DR funding, and are necessary to address identified unmet disaster recovery needs..." and "Projects with a substantial amount of other funding available;"?
	Program Definitions	Is the State's definition for Infrastructure per 2 CFR § 184.4(c) and 2 CFR § 184.4(d)? Or can the State provide its definition?
	General	On page 90 and 91 of the action plan, Section 5.2.4 Infrastructure, Subsection 5.2.4.1 Community Infrastructure Program, it describes a "variety of projects" NCDOC will consider but does not list specific eligible activities the state may consider. The County recommends including project types that better define projects that may be eligible including, but not limited to, transportation infrastructure or the demolition, rehabilitation, or construction of public facilities.
	Funding Timeline	Under the Infrastructure Program, the County recommends the program application timeline be aligned with HMGP and other federal funding deadlines to give local governments the opportunity to secure alternative funding first to supplement large scale and high impact projects
Multifamily Construction and Repair Program		
	Assistance Type	Response: The AP states "The maximum amount of grant assistance will be \$1,500,000" therefore its expected to be a grant
	Assistance Amount	On page 33 of the action plan, Section 2.2 Housing, Subsection 2.2.2 Rental and Owner-Occupied Single Family and Multifamily housing, Table 9, it states there are 546,439 (71%) owner occupied households and 215,806 (29%) renter households in the combined MID areas. Nevertheless, the funding allocated to rehabilitating or constructing rental units is only 18% of the total funding towards housing programs. The County recommends the funding toward repairing and constructing rental units be increased accordingly.
	Lead Agency	On page 86 of the action plan, Subsection 5.2.3.3 Multifamily Construction and Repair Program, decentralized funding distribution can accelerate housing recovery efforts, generate local jobs, improve affordability, and support long-term disaster recovery goals. Additionally, this approach aligns with best practices in federal programs such as LIHTC which prioritize local government involvement. Would the state consider distributing funding for this program directly to local governments, allowing them to leverage their existing relationships with developers to maximize economic impact and expedite project implementation? Local governments have established partnerships that can streamline project execution, ensure efficient use of funds, and align projects with regional housing needs, zoning regulations, and infrastructure requirements.



	Funding Prioritization	On page 86 of the action plan, Subsection 5.2.3.3 Multifamily Construction and Repair Program, the state should explicitly prioritize Public Housing Authorities (PHAs) within the allocation of CDBG-DR funding to ensure the State meets any unmet need after the exhaustion of other disaster funding for rehabilitation, reconstruction, and mitigation efforts, as they serve as the primary safety net for low-income families, elderly residents, and individuals with disabilities who are disproportionately affected by disasters. CDBG-DR funding is designed to benefit low- and moderate-income (LMI) households, and prioritizing PHAs aligns with HUD's directive to maximize assistance for historically underserved and economically distressed communities. PHAs often lack the financial flexibility to repair or rebuild damaged units without external funding, making their recovery dependent on targeted federal and state resources. Neglecting PHAs in the prioritization process could lead to long-term displacement of residents, increased homelessness, and added strain on emergency housing programs, while other federal disaster recovery programs, such as FEMA's Public Assistance Program and HUD's Community Development initiatives, have historically recognized PHAs as high-priority entities for rebuilding efforts. To address this, the state should establish a dedicated funding mechanism for PHAs, either through a set-aside percentage of CDBG-DR funds or by incorporating them into the highest-priority funding tier, ensuring their direct access to resources and expediting the recovery of the affordable housing stock in disaster-affected areas.
	Program Definitions	Response: There is a 20 year affordability period specified in the AP. Other requirements will be made available in the NOFA
	Assistance Cap	On page 86 of the action plan, Subsection 5.2.3.3 Multifamily Construction and Repair Program, the County recommends structuring assistance caps based on a per-unit funding limit rather than a fixed total cap? This approach would provide greater clarity on project feasibility, allowing developers and stakeholders to better assess which projects can be realistically completed within the program's funding constraints.
		On page 86 of the action plan, Subsection 5.2.3.3 Multifamily Construction and Repair Program, the County recommends increasing the funding cap for large projects, as the current limit may be insufficient to support the development and completion of impactful multifamily housing projects. A higher cap could help ensure that communities can pursue large-scale developments to meet affordability goals while addressing critical housing needs in disaster-affected areas.
Workforce Housing for OwFunding		
	Assistance Cap	On page 84 of the action plan, Subsection 5.2.3.2 Workforce Housing for Ownership, under maximum amount of assistance per beneficiary, can multiple entities—such as the County, Habitat for Humanity, and other organizations—each submit separate applications for projects within the same geographic area? Additionally, can the same entity submit multiple projects as long as the maximum award of assistance is not exceeded?
	Assistance Cap	Response: NCDOC anticipates conducting only one application round in 2026 for the WHO program
	Program Design	Under the Workforce Housing for Homeownership program, how will the program ensure that smaller counties with fewer resources can effectively compete for funding and form partnerships, similar to larger counties?
Reconstruction and Rehabilitation of Owner-Occupied Housing		
	Program Design	Given potential construction management capacity challenges, how does the program plan to address contractor availability to ensure timely completion of projects? The County recommends that the Construction Managers hired under the Reconstruction and rehabilitation of Owner-Occupied Housing be separate than those required to be used under the small project component of the Multifamily Construction and Repair Program.
	Layering Assistance	Could the program incentivize the integration of Hazard Mitigation Grant Program (HMGP) projects with new construction efforts to support the redevelopment of areas along the river?
General	General	To improve clarity for community members, we recommend that more detailed descriptions of how each referenced program will function in practice including the main process steps to ensure stakeholders fully understand how the programs will operate.



		To enhance clarity and accessibility, we recommend including a comprehensive list of acronyms and their definitions in the appendix. This will ensure that all stakeholders, including those unfamiliar with technical terms, can fully understand the document's content and referenced programs.
		We recommend considering an increase in program eligibility beyond the current limits, potentially up to 200%, to ensure broader access to recovery resources. This adjustment could help support households that may not qualify under the existing threshold but still face significant financial challenges in rebuilding and recovery.
General	General	The State of North Carolina has introduced a bill that may affect local governments: HB171 (https://www.ncleg.gov/BillLookUp/2025/HB171).
		How does this proposal guarantee that recipients of CDBG-DR funds are not adversely affected while they are working to implement the state's plan equitably, ensuring the protection of individuals' civil rights when collecting data for requests? Will impunity be provided for local government staff?
General	General	Regarding small business support, will microbusinesses, including those that do not operate from a brick-and-mortar location, be eligible for funding? Additionally, how will the program address businesses with multiple locations—will they be eligible for assistance, and if so, will funding be based on individual locations or the business as a whole?
General	General	The County recommends that additional details be included in the Reconstruction and Rehabilitation program section such as how the State intends to implement the program across different counties as well as how the State will manage contractors for each county or as a whole.
		We recommend that the State reconsider including counties as part of its implementation strategy for housing programs by leveraging existing local housing partners. This approach could improve coordination and program delivery at the local level.
		Internal Response: A program that provides assistance to non-profits which in turn, provide housing assistance would require a creation of a new program



		The County recommends that the State establish a rental assistance program to support current renters affected by the disaster. Providing direct rental aid would help stabilize households facing financial hardship, prevent displacement, and ensure housing security during the recovery process.
		Internal Response: May not be applicable to AP. Recommend internal discussion
		We recommend that the State design Requests for Proposals (RFPs) to maximize the participation of minority-owned businesses, small businesses, and other historically underutilized contractors and subcontractors. This could include setting participation goals, offering technical assistance, and simplifying application requirements to ensure equitable access to contracting opportunities.
General	General	To support long-term resilience, we recommend that financial assistance be allocated for planning efforts at the local level, as effective recovery and mitigation strategies require dedicated resources. Without funding for planning activities, communities may struggle to develop comprehensive approaches to rebuilding and risk reduction.
General	General	To enhance the effectiveness of housing recovery efforts, we recommend that the state collaborate more closely with local communities and leverage existing systems to implement housing initiatives. Partnering with local governments, housing authorities, and community organizations would provide several benefits, including hiring local contractors, creating jobs, boosting local economies, and increasing opportunities for diverse contractors and subcontractors. Additionally, we recommend ensuring that local public housing authorities (PHAs) are actively involved in the decision-making process, particularly in discussions related to public housing and other assisted units. This could include inviting PHAs' boards and commissions to public hearings and incorporating their input into program development to better align housing recovery efforts with local needs.





Buncombe County Board of Commissioners

Chair

Amanda Edwards

District 1

Al Whitesides

Jennifer Horton

District 2

Martin Moore

Terri Wells

District 3

Parker Sloan

Drew Ball

March 18, 2025

Deputy Secretary Stephanie McGarrah
Division of Community Revitalization
North Carolina Department of Commerce
301 N. Wilmington St
Raleigh, North Carolina 27601

RE: Public Comment on Draft CDBG-DR Plan

Deputy Secretary McGarrah,

On September 27, 2024, Tropical Storm Helene and the floods associated with the storm wreaked havoc on Western North Carolina, with extraordinary devastation in Buncombe County. As indicated in your draft Action Plan, Buncombe County and the City of Asheville were the “most hard-hit jurisdictions” with over 87,000 FEMA Individual Assistance applications, 360+ homes destroyed, and a peak unemployment of 10.4% in Buncombe County alone.

As the North Carolina Department of Commerce prepares to administer its \$1.4 billion direct allocation for the Community Development Block Grant Disaster Recovery (CDBG-DR), Buncombe County Commissioners want to express our gratitude for the tremendous effort in quickly producing a draft Action Plan and the opportunity to provide our comments. This Action Plan will help to address the unmet needs in our communities as we continue recovering from Helene.

Based on our review of the plan, we have identified the below primary areas of consideration. Additionally, we have attached a detailed list of questions and comments.

- **Support Renters:** Additional funding for new rental construction and rental assistance. 50% of Buncombe County’s impacted residents are renters.
- **Improve Preparedness:** Flexible infrastructure funding that can be used for emergency preparedness, mitigation and resilience.
- **Focus on Unmet Needs:** Allocation of funds based on disaster impact and specifically loss of housing. Buncombe County represents 32% of IA applications across the state.

Buncombe County remains committed to working with the state to ensure the recovery from Hurricane Helene continues without pause. We look forward to continuing our shared work in Western North Carolina’s recovery from Hurricane Helene and to receiving your responses to our comments and questions, shared below.

Sincerely,

Amanda Edwards, Chair
Buncombe County Board of Commissioners



This attachment outlines Buncombe County's comments on the State CDBG-DR Draft Plan on (1) questions about all competitive grant programs, (2) Housing, (3) Infrastructure, and (4) Economic Revitalization.

Competitive Grant Programs

These questions apply to all competitive grant programs listed in the State's Draft CDBG-DR Plan

1. (2.2, p.26) Buncombe County seeks clarification with regard to all competitive grant programs about use of funds within Asheville City Limits:
 - a. Will state managed CDBG-DR funds be able to be applied to projects and activities supporting Buncombe County's recovery but occurring within the City of Asheville's jurisdictional boundaries given that the City of Asheville received its own direct allocation of CDBG-DR funds?
2. Mixed Use Development and Infrastructure for Affordable Housing – will local governments be able to use funding from multiple programs for projects? For example, water, sewer, and sidewalk infrastructure for the development of a multi-family 80% AMI housing development. Or a mixed commercial and affordable housing development.

Housing

Comments

1. (5.2.3.1, p. 77) Buncombe County supports the approach of a state centric model as this will reduce the overall administrative burden of running a Reconstruction and Rehabilitation program.

Requests for Consideration

1. (5.2.3, p. 77) Buncombe County recommends allocating \$746,994,000 for owner-occupied housing and \$305,080,000 for renter-occupied housing.
 - a. This suggested allocation of funds aligns with the unmet needs in Table 9 (2.2.2, p. 33) in the State's Draft Action Plan, which estimates there are 546,439 (71%) homeowner households and 215,806 (29%) renter households that were impacted by Helene in the combined MID areas.
 - b. The funding currently allocated to rehabilitating or constructing rental units represents only 18% of housing funds (1.1, p. 8, Table 1).
 - c. For the suggested \$305,080,000 for renter-occupied housing, the County recommends:
 - i. Increasing funding for rental housing repairing and constructing rental to match MID area estimates (approximately \$280,080,000).
 - ii. The County also suggests the state consider funding a rental assistance program at \$25,000,000. The County anticipates a gap in funding when FEMA Rental Assistance ends, before replacement units are available.
 - d. Suggested funding allocations represent a shift of \$113,740,000 (11% of housing funds) from owner-occupied programs to rental programs and are as follows:

Housing	Program	Plan Allocation	%	Allocation	%
Owner-Occupied	Reconstruction & Rehabilitation	\$807,354,000	77%	\$693,614,000	66%
	Workforce Housing	\$53,380,000	5%	\$53,380,000	5%
Rental	Multifamily Construction	\$191,340,000	18%	\$280,080,000	27%
	Rental Assistance	\$0	0%	\$25,000,000	2%
Total		\$1,052,074,000	100%	\$1,052,074,000	100%

2. (5.2.3.3, p. 86) Buncombe County recommends increasing the funding cap for large multifamily projects from \$10 million to \$25 million. Based on Buncombe County experience we believe the current limit on this gap funding source may be insufficient to support the development and completion of impactful multifamily housing projects. In Buncombe County, we have seen gaps range from \$5 million to \$34 million in recent years. Increasing the cap would allow communities to pursue large-scale developments that deliver units available to low- and moderate-income household with critical housing needs in disaster-affected areas.

Questions for Clarification

1. (2.2, p.27) Buncombe County seeks clarification with regard to the Workforce Housing and Multifamily Construction Programs:
 - a. Will the State consider pre-disaster affordable housing needs, as identified in previous housing needs assessments, in prioritizing projects to receive funding under these programs? For example, in 2021, the [Bowen Report](#) demonstrated a need of 5,400 affordable rental units in Buncombe County and over 13,000 affordable rental units across 18 counties in Western North Carolina. This affordable housing gap has been exacerbated by Helene.
2. (5.2.3.1, pg. 77) Buncombe County seeks clarification on the following with regard to the Reconstruction and Rehabilitation Program:
 - a. How will the reconstruction benefit be available to homeowners who cannot rebuild their previously permitted structure due to location within the floodplain or an unstable landslide-impacted slope?
 - b. How will residents who live in counties with the highest rates of damage be prioritized to receive services and how will the state track and report use of reconstruction and rehabilitation services?
3. (5.2.3.3, p. 86) Buncombe County seeks clarification regarding the Multifamily Construction Program:
 - a. Will the state consider distributing this funding directly to local governments (similar to practices in federal programs, such as LIHTC, where local government involvement is prioritized)? This model has many benefits including: accelerating

housing recovery efforts; supporting long-term disaster recovery goals; streamlining project execution; leveraging existing relationships; ensuring efficient use of funds; improving affordability; generating local jobs; and aligning projects with regional housing needs, zoning regulations, and infrastructure requirements.

Infrastructure

Requests for Consideration

1. (5.2.4.1, pg. 90) Buncombe County requests further definition of the types of eligible projects for the Community Infrastructure program. For counties to begin planning projects that align with the state's Infrastructure CDBG DR program, the state should define the types of eligible infrastructure. Please indicate whether the state intends to include the below types of projects:
 - a. emergency operation center and response facilities,
 - b. communication systems resilience,
 - c. emergency sheltering,
 - d. community resource centers,
 - e. water system improvements,
 - f. sewer expansion, and
 - g. flood mitigation and detection.

Questions for Clarification

1. (5.2.4.1, pg. 90) The FEMA Public Assistance and Hazard Mitigation Grant Program (HMGP) timelines will impact local governments' ability to use these funds. How will the state align the competitive grant process with the end of HMGP acquisition for mitigation projects and the conclusion of FEMA PA projects?

Economic Revitalization

Comments

1. (5.2.5.1, pg. 93) Buncombe County supports the broad definition of Commercial Areas in the Commercial District Revitalization program, as this will benefit rural communities.

Requests for Consideration

2. (5.2.5.1, pg. 93) Given that the extensive damage to commercial districts in Western North Carolina was the result of many commercial areas' proximity to the floodplain, revitalization of these districts will require planning and mitigation. In addition to the activities already included in the Commercial District Revitalization program, Buncombe County requests that the activities listed below also be included as eligible. Please indicate whether the state intends to include these activities in the Commercial District Revitalization program:
 - a. planning,
 - b. public services,
 - c. mitigation,
 - d. streetscaping (sidewalks, ADA accessible features, and lighting), and
 - e. place-making activities.

3. (5.2.5.1, pg. 93) Farms and agricultural businesses were significantly impacted by Helene. The storm altered waterways, destroyed tracts of land, deposited debris, and removed topsoil across Western North Carolina's farms. Buncombe County requests that the State include funds for land restoration and agriculture recovery activities.
4. (5.2.5.1, pg. 93) Small businesses in Western North Carolina are still recovering from the financial impact of COVID and cannot afford to take on additional debt from loans. Buncombe County requests that the State includes funds for small business grants.

DRAFT



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: March 18, 2025

New Business

Department:

Health and Human Services

Presenter(s):

John Hudson, Budget Director

Contact(s):

David Sweat, Health and Human Services Director

Rebecca Smith, Social Work Director

Phillip Hardin, Economic Services Director

Subject:

DSS Disaster Relief Funding from State of NC

Brief Summary:

The North Carolina Department of Health and Human Services (NCDHHS) has allocated funding to cover the county portion of costs after the Disaster Food and Nutrition Program (DSNAP) was conducted in October 2024. \$48,889 of funding will be used to cover operating expenses related to this event.

Additionally, NCDHHS also allocated funding from the Hurricane Helene Relief Fund to provide essential services and support for recovery efforts to individuals within the adult services and child welfare systems who were impacted by Hurricane Helene. \$445,520 of funding will be used to support Adult and Child programs for these clients.

Recommended Motion & Requested Action:

Approve budget amendment

County Manager's Comments & Recommendation:

County Manager recommends as presented



BUNCOMBE COUNTY, NORTH CAROLINA

General Fund

BOARD MEETING DATE: March 18, 2025

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2024-2025 General Fund as outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2024-2025 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 18th day of March, 2025

Requesting Department: Health and Human Services

Budget Amendment Item: DSS Disaster Relief Funding from State of NC

Description:

NCDHHS allocated funding to cover the county portion of costs after the Disaster Food and Nutrition Program (DSNAP) was conducted in October 2024. \$48,889 of funding will be used to cover operating expenses related to this event. Additionally, NCDHHS also allocated funding from the Hurricane Helene Relief Fund to provide essential services and support for recovery efforts to individuals within the adult services and child welfare systems who were impacted by Hurricane Helene. \$445,520 of funding will be used to support Adult and Child

Funding Source: NCDHHS Senate Bill 743

Hurricane Helene Disaster Recovery Fund

Exhibit A:	Increase (Decrease)	
Account Description	Revenues	Expenditures
Revenue	\$ 494,409	
Expenditures		\$ 494,409
TOTAL	\$ 494,409	\$ 494,409

ATTEST:

Sarah Gross

Clerk to the Board

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**

By: *Amanda Edwards*

Chairman of the Board

March 18, 2025

**Planning Board (Quasi-Judicial, 3-year terms)
(1 appointment)**

NAME	ZIP CODE	EMPLOYER	RACE	GENDER	HISPANIC, LATINO OR SPANISH ORIGIN?	AGE	YEARS IN COUNTY
Robert Atema	28778	Rivertop Contracting	White	Male	No	35-54	32
Jim Fulton	28704	Retired	White	Male	No	55+	13
Debbie Lane	28732	Dewey Property Advisors	White	Female	No	55+	56
Diane Duermit	28732	Allen Tate Beverly Hanks	White	Female	No	55+	62
Larry Harris	28711	Retired	White	Male	No	55+	57
John Welker	28711	Retired	White	Male	No	55+	6
Shayla Watkins	28801	Prefer not to disclose	Prefer not to disclose	Female	Prefer not to disclose	Prefer not to disclose	27
Phillip Barnett	28787	Retired	White	Male	No	55+	5
Taylor Bremekamp	28804	Microsoft	White	Male	No	18-34	2
Roxanne Kelly	28715	Charlie Health	White	Female	No	18-34	3
Dee Williams	28806	Dee Williams & Company, Inc.	Black or African American	Female	No	55+	70
Amanda Rigsby	28748	Asheville City Schools	White	Female	No	55+	58
Lisa Cook	28805	Fosnight Center	Prefer not to disclose	Female	No	25-54	22
Frances Morris	28711	Catawba Co Community College	White	Female	No	35-54	53
Bob Ray	28803	Asheville Realty & Associates	White	Male	No	55+	74
Ron Mashburn	28704	RMI	White	Male	No	55+	25
Stephen Jones	28704	Blue Ridge Septic Solutions	White	Male	No	35-54	18
Alex McKnight	28778	BC Public Safety Communications	Black or African American	Male	No	35-54	13
Beth Plemmons	28732	Retired	White	Female	No	55+	60
Mark Mickey	28805	Dogwood Home Inspection	White	Male	No	35-54	29
Liza Schillo	28803	Unemployed	White	Female	No	35-54	1
Patricia Deck	28803	Retired	White	Female	No	55+	18
Mindy Barrett	28787	Ambassadors of Light	White	Female	No	55+	45

Preston Edwards	28748	Edwards Realty	White	Male	No	35-54	44
Jesse Gardner	28711	Civil Design Concepts	White	Female	No	35-54	44
Alla Kolomiyets	28803	Unemployed	White	Female	No	35-54	17
Erin Ryan	28715	Pisgah Legal Services	White	Male	No	35-54	17
Theodore Figura	28806	Ted Figura Consulting, Inc.	White	Male	No	55+	12

**Historic Resources Commission (Quasi-Judicial, 3-year terms)
(2 appointments)**

NAME	ZIP CODE	EMPLOYER	RACE	GENDER	HISPANIC, LATINO OR SPANISH ORIGIN?	AGE	YEARS IN COUNTY
Bill Roberts	28757	GreyBeard Realty	White	Male	No	35-54	12
Robert Skouby	28803	WSM Craft	White	Male	No	18-34	3