

**THE BOARD OF COUNTY COMMISSIONERS
DURHAM, NORTH CAROLINA**

Monday, October 1, 2007

9:00 A.M. Worksession

MINUTES

Place: Commissioners' Room, second floor, Durham County Government Administrative Complex, 200 E. Main Street, Durham, NC

Present: Chairman Ellen W. Reckhow, Vice-Chairman Becky M. Heron, and Commissioners Philip R. Cousin Jr. (arrived at 9:25) and Michael D. Page

Absent: Commissioner Lewis A. Cheek

Presider: Chairman Reckhow

Motion to Excuse

Vice-Chairman Heron moved, seconded by Commissioner Page, to excuse Commissioner Cheek from the October 1, 2007 Worksession.

The motion carried with the following vote:

Ayes: Cousin, Heron, Page, and Reckhow

Noes: None

Absent: Cheek

Services to the Homeless

Ellen Holliman, Director of The Durham Center, introduced this item. She stated that at its July 23, 2007 meeting, the Board of Commissioners requested that a presentation on services to the homeless be prepared and placed on the October 1, 2007 Worksession Agenda. The request grew from a discussion during the Board's July 23, 2007 meeting relative to the adoption of an ordinance regulating solicitation on streets and highways in unincorporated Durham County. That ordinance will be placed on the Board's October 8, 2007 agenda for final action. Since the July 23, 2007 meeting, and pursuant to the Board's instruction, a meeting was held on August 13, 2007 with several homeless service providers regarding specific services for the homeless. These providers were in attendance to discuss services currently being provided by their agencies for the homeless population as well as future needs and services addressed in the Ten-Year Plan to End Homelessness.

Michelle Zechmann, Director of Community Programs, gave the following report regarding the services and support provided by the Durham Center:

The Durham Center's Services/Supports to Individuals that are Homeless

Current Services/Supports

- Projects for Assistance in Transition from Homelessness (PATH) Program
- Housing Support Team
- Urban Ministries/Peer Specialist Program
- Other Durham Center Housing Initiatives

PATH Program

- Assertive Outreach program for homeless individuals who have a mental illness
- Two Teams, child and adult
- Provide assistance in being connected to housing, mental health services, and other community resources.

Housing Support Team

- Durham chosen as one of three pilot sites for a \$644,000 grant to develop a Homeless Support Team
- Three-person team assists consumers that are high utilizers of public systems
- Work to find and sustain housing for 75 homeless individuals
- Team began in June and has been very successful

Peer Specialist at Urban Ministries

- Peer Specialist meets with individuals at Urban Ministries to provide an overview of the mental health, developmental disabilities, and substance abuse system
- Helps connect these individuals to services

Other Durham Center Housing Initiatives

Durham Center Housing Initiatives:

- Independent Living Initiative
 - Emergency/Start up Funds
 - Short-Term & Long-Term Rental Assistance
- System of Care Housing Committee
- Housing Development Funds
 - Increased capacity for 23 additional beds in FY 2007

Future Initiatives

- Dual Disorder Program at Urban Ministries
- SSI/SSDI Outreach, Access, and Recovery (SOAR) Program
- Adult System of Care (in partnership with other stakeholders)

Dual Disorder Program

- Intensive Outpatient program for homeless individuals with a co-occurring mental illness and substance abuse disorder
- Housed at Urban Ministries

- Recently released a Request for Proposals for this program

SSI/SSDI Outreach, Access, and Recovery (SOAR) Program

- Increase the receipt of SSI and/or SSDI among people experiencing long-term homelessness – especially those who have mental illnesses or co-occurring substance use disorders.
- Increases access to housing and other resources while decreasing costs to public system.

Adult System of Care

- Priority Population includes individuals that are homeless and frequent utilizers of public system (hospital, EMS, police, jail, etc.)
- Partner agencies are currently working on developing protocols and procedures for implementation.

Terry Allebaugh, Housing for New Hope, informed the Board about the PATH Program. He acknowledged the PATH team members.

Lloyd Schmeidler, Urban Ministries, made remarks regarding the various levels of services within the community shelters, as well as a gave a brief description of other charitable services to people in need in the community. He provided the following statistics:

Community Shelter Overview of Clients 2006-2007

Occupancy

- 1442 unduplicated guests totaled 42,497 nights of shelter (A night of shelter = one person spending one night in the shelter). Average occupancy was 116 people per night, a slight decrease from 119 people per night in the previous fiscal year.
- The average length of stay was 29.47 days. 49.5% of residents stayed ten days or less. The following table provides additional information about residents' length of stay:
 - 259 residents (17.9%) stayed only one night
 - 285 residents (19.8%) stayed 2-5 nights
 - 170 residents (11.8%) stayed 6-10 nights
 - 288 residents (20.0%) stayed 11-30 nights
 - 229 residents (15.9%) stayed 31-60 nights
 - 211 residents (14.6%) stayed 61 nights or longer

Demographics

- 997 residents (69.1%) were adult men (18 years of age or more)
- 309 residents (21.4%) were adult women (18 years of age or more)
- 77 residents (5.3%) were boys (17 years of age or younger)
- 59 residents (4.1%) were girls (17 years of age or younger)
- 1055 residents (73.2%) identified their race or ethnicity as African-American
- 303 residents (21.0%) identified their race as White or Caucasian
- 59 residents (4.1%) identified their ethnicity as Hispanic

- 14 residents (1%) identified their race as Native American

Previous Residency

- 214 residents (14.8%) reported that their previous place of residence was outside the state of North Carolina
- 487 residents (33.8%) reported that their previous place of residence was somewhere in the state of North Carolina other than Durham
- 741 residents (51.4%) reported that their previous place of residence was in Durham

Primary Cause of Homelessness

- 292 residents (20.2%) reported that mental health needs or being dually diagnosed (MH with an addiction disorder) was the primary cause of their homelessness. Sixty-four of these residents were referred to the shelter by a hospital or treatment center.
- 731 residents (50.7%) reported that substance abuse or an addiction disorder was the primary cause of their homelessness. 106 of these residents were referred to the shelter by a hospital or treatment center.

The Recovery Programs

During the fiscal year, 123 people participated in the Hope Recovery (for men) or Believe Recovery (for women) programs. These programs create peer communities of support using the Healing Place model and the Recovery Dynamics curriculum. During the same period, 31 people successfully completed these recovery programs.

Educational Attainment

Our records contain data about the highest grade completed for 1138 of 1306 (87.1%) adult residents:

- 14 residents (1.2%) completed the 5th grade or less
- 45 residents (3.9%) completed 6 to 8 grades
- 237 residents (20.8%) completed some high school
- 583 residents (51.2%) graduated from high school
- 259 residents (22.8%) reported having come post-secondary education

Rich Lee, Durham Affordable Housing Coalition, highlighted the following initiatives that are on-going as part of the 10-Year Plan to End Homelessness:

- Durham Housing Coalition and partners were successful in working with City Council to allocate \$300,000 in new funds to support development of additional support of housing units for homeless individuals with a disability.
- In working with Urban Ministries the Major Federal Housing Assistance Program for Homeless, a proposal was put together by the providers for the agency to create a new leasing program to lease permanent housing units that would assist individuals who graduate from the shelter's recovery program.

Mr. Lee informed the Board about Homeless Connect. He stated that Project Homeless Connect is the first major service initiative coming out of the 10-Year Plan process. It's a

one-day outreach effort to help those currently not getting services. Multiple service providers will be on site to provide access to immediate services.

Vice-Chairman Heron asked questions of Mr. Lee.

Mr. Lee responded to Vice-Chairman Heron's questions stating that the outcomes are tracked by a quarterly report given to the State on a monthly basis. The tracking system is in place; however, the providers have not been able to download most of the data into the system due to technical and software issues.

Mr. Lee announced that he would be stepping down as Director of The Durham Affordable Housing Coalition in February. He assured the Board that he would work closely with the new staff, as well as the partners and groups assisting with the 10-Year Plan.

Mr. Lee informed the Board that the Office of Economic and Workforce Development is participating on the income results team for the 10-Year Plan and will be participating in Homeless Connect.

Chairman Reckhow mentioned a model program in terms of poverty reduction and reaching out to individuals who traditionally have no jobs.

Emily Sanford, Open Tables Ministry, provided a brief summary of the Open Tables services. She stated that the common goal is to provide safe housing and services to all Durham County residents.

Ms. Sanford stated that Open Tables Ministry feels as though a panhandling ordinance is in order with the positive efforts discussed regarding the 10-Year Plan. She hoped that Durham County would work together to reach out and offer a caring and helping hand to individuals asking for help.

Gaston Warner, Congregation of Duke Chapel, echoed Ms. Sanford's comments. He applauded the positive work of the Commissioners and asked if his services could be added to an educational campaign.

Commissioner Page asked for clarification from Ms. Sanford about panhandling being unnecessary. He asked about the PATH Program's experience in terms of homeless individuals.

Commissioner Page expressed frustration in moving forward with the panhandling ordinance. He stated that the community needs to work together to solve the problem.

Directives

1. Rich Lee to make it a priority to contact Open Tables Ministry and Congregation of Duke Chapel.
2. Faith-based institutions to consider ways to assist in the 10-Year Plan to End Homelessness.

Review of the Business Deal Points for the Durham County Memorial Stadium Renovations

Heidi York, Assistant Manager, presented this item by stating that Durham County, the Stadium Authority, and Shaw University have reached agreement on the long-term improvements to the Durham County Memorial Stadium. The Board of County Commissioners was requested to review the business deal points of this ten-year agreement.

Renovations to the Stadium will occur in two phases over the next two years. Completion of the renovations is targeted for August 2009 to accommodate football season. Phase 1 Improvements are primarily the track and field and external enhancements; Phase 2 Improvements are primarily the infrastructure and interior of the Stadium. The County is proposing to invest a total of \$4,192,033 or sixty-four percent of the total cost of improvements with Shaw University investing \$2,388,984 or 36 percent of the total cost of improvements.

Shaw University has also agreed to share in a portion of the maintenance and operational costs for the Stadium over the ten-year period. These maintenance costs are in lieu of a rental charge. Staff is recommending to the Stadium Authority that rental costs for use of the Stadium be replaced by a maintenance and operational charge for all users. The proposed maintenance and operation share for Shaw University is based on its projected number of public uses of the Stadium over the next ten years as well as its level of investment in the improvements. Shaw's investment in the capital improvements is thirty-six percent of the overall investment; therefore, its share of the maintenance and operation costs is sixty-four percent of the amount to be charged by other users of the Stadium. For the period of ten years, its total maintenance and operation share is \$344,987. If Shaw requires use of the Stadium beyond its projected number of events, a per event maintenance charge would be incurred.

This newly renovated facility will continue to be home to the Northern High School Knights football team and is intended also to be home to the new high school's football team, once the school is constructed. With this collaboration, the Stadium will also become home to the Shaw Bears football and track teams. The completed renovations will allow Durham County Memorial Stadium to offer the amenities that comprise today's top dual-sports facilities in the region. It is the intention of the Stadium Authority to increase the usage of the Stadium by offering a facility that will attract a much broader audience for football and track events.

After the Board of County Commissioners has provided feedback to staff on these business deal points, the documents will be presented to the Durham County Memorial Stadium Authority for review and approval. The business deal points will be brought back to the Board for its approval on the October 8 Regular Session consent agenda. Once the deal points are approved, a binding ten-year Development Agreement laying out the legal terms as well as these business points will be considered by the Board. The Development Agreement will be by and among the County of Durham, Shaw University, and the Stadium Authority since the Stadium Authority, pursuant to S.L. 1957-734, is authorized and charged with the duty to operate the Stadium and has administrative and operational control of the

Stadium and facilities. The Authority will also be responsible for setting the user rates and maintenance fees necessary to operate the Stadium in a fiscally sound manner.

Ms. York discussed the following:

- Pre-Construction
- Phase I
 - Marque Sign
 - Landscaping associated with signage
 - Track and Field Improvements
 - Synthetic Field Turf
 - Storm Drainage
 - Score Board
 - Electronic Control Room
 - Storage Shed
 - Purchase of Track Protection Mats
- Phase II
 - Demolition and Replacement of an Expanded Press Box including deck and elevator enhancements
 - Replacement of roof on support buildings
 - Upgrade all locker rooms
 - Upgrade public restrooms
 - Relocate and upgrade concession stands
 - Replace Stadium Seating covers including addition of seat numbers
 - Plumbing, Mechanical, and Engineering Upgrades
 - Relocate ticket booths
 - Extend Concrete Concourse
 - Lighting Improvements for Broadcasting Ability
 - ADA Improvements to the North Side Seating Area
 - Enhanced Security/Parking Lot Lighting
 - Decorative Fencing in front of Grandstands
 - Pressure Washing of Grandstands, Walks, and Concession Apron
 - Sound System Upgrade
- Cost Allocations
- Shaw's Use of the Stadium
- Maintenance and Operational Costs Associated with Use and Improvements to the County Stadium
- Video Screen and Related Facilities
- Ownership of Improvements
- Termination

Chairman Reckhow inquired about the noise from the sound system having an impact on Durham Regional Hospital and surrounding neighborhoods.

Mike Turner, General Services Director, stated that the change in technology has allowed the consultants, Custom Light and Sound, to place directional speakers that would control the volume and reflect the sound.

Ms. York informed the Board that a recommendation will be made to the Memorial Stadium Authority suggesting that all users be charged a maintenance and operation share. She stated that debt service will be included for other users; however, she did not feel as though Shaw University should pay the County's debt services, since they have invested in the improvements.

In response to Commissioner Page's question regarding what price Shaw will charge for parking, Mr. York stated that Shaw would charge a five-dollar parking fee.

In response to Chairman Reckhow's inquiry regarding the 12.5% not being included as one of the business deal points. Ms. York stated that this is the 2007-2008 agreement; the 12.5% will not be included in the 10-year agreement.

County Attorney provided a legal opinion regarding a charge outside of the business deal points for non-public use.

The Board held more discussions regarding the maintenance and operational costs associated with use and improvements to the County Stadium.

Directives

1. Review the sound system upgrade in terms of the sound projecting outward.
2. Work with planning regarding the performance criteria.
3. Additional work in terms of full costs for operating the facility; review administrative costs.
4. Memorial Stadium Authority to look at a tiered approach so public and non-profit entities would be charged one level of payment.
5. Place on October 8 Regular Session pending a meeting with the Memorial Stadium Authority.

Amendment to Lease Agreement—306 South Roxboro Road

County Attorney Chuck Kitchen introduced this item. He stated that the Board is requested to approve an amendment to the Lease Agreement with Scarborough & Hargett Funeral Home Inc. for the property located at 306 S. Roxboro Road. The original Lease agreement was entered into on April 6, 2006 and expired September 6, 2007. The Lessee, Scarborough & Hargett Funeral Home Inc., has requested an extension of its Lease through June 30, 2008 to allow time to construct a new facility at a newly-acquired site in Durham.

The Lease amendment will be effective as of September 7, 2007 and includes a rental rate of \$9,250 per month, which is prorated for the month of September.

Commissioner Page moved, seconded by Commissioner Cousin, to suspend the rules.

The motion carried with the following vote:

Ayes: Cousin, Heron, Page, and Reckhow

Noes: None

Absent: Cheek

Commissioner Cousin moved, seconded by Commissioner Page, to approve the Lease Amendment with Scarborough & Hargett Funeral Home Inc. for the property located at 306 S. Roxboro Rd. effective September 7, 2007 through June 30, 2008 for \$9,250.00 per month, and authorize the Manager to execute the Lease Amendment.

The motion carried with the following vote:

Ayes: Cousin, Heron, Page, and Reckhow
Noes: None
Absent: Cheek

Adjournment

There being no further business, Chairman Reckhow adjourned the meeting at 11:17 a.m.

Respectfully Submitted,

Angela M. McIver
Staff Specialist