



**Orange County
Board of Commissioners**

Agenda

Business Meeting

January 20, 2026

7:00 p.m.

Donna S. Baker Meeting Room

Whitted Building

300 West Tryon Street

Hillsborough, NC 27278

Note: Background Material
on all abstracts
available in the
Clerk's Office

Compliance with the “Americans with Disabilities Act” - Compliance with the “Americans with Disabilities Act” - Interpreter services and/or special sound equipment are available on request. Call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance with reasonable accommodations, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# 919-644-3045.

1. Additions or Changes to the Agenda

PUBLIC CHARGE

The Board of Commissioners pledges its respect to all present. The Board asks those attending this meeting to conduct themselves in a respectful, courteous manner toward each other, county staff and the commissioners. At any time should a member of the Board or the public fail to observe this charge, the Chair will take steps to restore order and decorum. Should it become impossible to restore order and continue the meeting, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed. The BOCC asks that all electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate. Please be kind to everyone.

2. Public Comments (Limited to One Hour)

(We would appreciate you signing the pad ahead of time so that you are not overlooked.)

- a. Matters not on the Printed Agenda (Limited to One Hour – THREE MINUTE LIMIT PER SPEAKER – Written comments may be submitted to the Clerk to the Board.)

Petitions/Resolutions/Proclamations and other similar requests submitted by the public will not be acted upon by the Board of Commissioners at the time presented. All such requests will be referred for Chair/Vice Chair/Manager review and for recommendations to the full Board at a later date regarding a) consideration of the request at a future Board meeting; or b) receipt of the request as information only. Submittal of information to the Board or receipt of information by the Board does not constitute approval, endorsement, or consent.

- b. Matters on the Printed Agenda

(These matters will be considered when the Board addresses that item on the agenda below.)

3. Announcements, Petitions and Comments by Board Members (Three Minute Limit Per Commissioner)



4. Proclamations/ Resolutions/ Special Presentations

- a. International Holocaust Remembrance Day Proclamation
- b. Presentation of Annual Comprehensive Financial Report for FYE 6/30/2025 and Approval of Audit Services Contract Amendment

5. Public Hearings

6. Regular Agenda

- a. Community Climate Action Grant (CCAG) – FY 2025-26 Project Selection
- b. Condominium Agreement with the Town of Carrboro for the Operation of the Drakeford Library Complex

7. Reports

8. Consent Agenda

- Removal of Any Items from Consent Agenda
 - Approval of Remaining Consent Agenda
 - Discussion and Approval of the Items Removed from the Consent Agenda
- a. Minutes for November 14, 2025, November 18, 2025, November 21, 2025, December 1, 2025, and December 9, 2025 Meetings
 - b. Motor Vehicle Property Tax Releases/Refunds
 - c. Property Tax Releases/Refunds
 - d. Late Applications for Property Tax Exemption/Exclusion
 - e. Advertisement of Tax Liens on Real Property
 - f. Extension of 2026 Tax Listing Period
 - g. Fiscal Year 2025-26 Budget Amendment #6
 - h. Ordinance Execution for Unified Development Ordinance Text Amendments – Impervious Surfaces, Watershed Protection Overlay Districts, and Stream Buffers
 - i. Revised Opioid Settlement Fund Spending Authorization Resolution and Approval of Budget Amendment #6-A
 - j. Purchase of Equipment for Solid Waste Management
 - k. Rejection of Bids and Authorization to Re-advertise – Electric Vehicle Charging Station (EVCS) Installation Project at the Orange Transportation Services Facility
 - l. Contract Award for Electric Vehicle Charging Station Installation at Justice Facility & Hillsborough Commons Facilities
 - m. Approval of a Professional Services Agreement with ICF for the Electric Vehicle (EV) Fleet Transition and Charging Infrastructure Study

9. County Manager's Report

10. County Attorney's Report

11. *Appointments

- a. Durham Technical Community College Board of Trustees – Appointment Discussion



12. Information Items

- December 9, 2025 BOCC Meeting Follow-up Actions List
- Tax Collector's Report – Numerical Analysis
- Tax Collector's Report – Measure of Enforced Collections
- Tax Collector's Report – In-Rem Foreclosure Progress Report
- Tax Assessor's Report – Releases/Refunds under \$100
- Memorandum – Pending Amendments to the Unified Development Ordinance
- Memorandum – Update on Orange County School Food Share Pilot Project
- Memorandum – Recognition of County Employee Retirements from October 1, 2025 through December 31, 2025
- Appeals and Neighborhood Reviews Update Reports

13. Closed Session

14. Adjournment

Note: Access the agenda through the County's web site, www.orangecountync.gov

***Subject to Being Moved to Earlier in the Meeting if Necessary**

Orange County Board of Commissioners' meetings and work sessions are available via live streaming video at orangecountync.gov/967/Meeting-Videos and Orange County Gov-TV on channels 1301 or 97.6 (Spectrum Cable).

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT**
Meeting Date: January 20, 2026

**Action Agenda
Item No.** 4-a

SUBJECT: International Holocaust Remembrance Day Proclamation

DEPARTMENT: Board of Commissioners

ATTACHMENT(S):
Proclamation

INFORMATION CONTACT:
Clerk's Office, 919-245-2130

PURPOSE: To approve a proclamation acknowledging January 27, 2026 as International Holocaust Remembrance Day.

BACKGROUND: The United Nations has declared January 27th as International Holocaust Remembrance Day, a solemn occasion to honor the memory of six million Jews murdered in the Holocaust, and millions of other innocent victims who perished for failing to conform to Nazi ideology.

FINANCIAL IMPACT: There is no financial impact associated with consideration of the proclamation.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GUIDING PRINCIPLE – INCLUSIVITY AND ENGAGEMENT**
We foster an environment in which all are welcomed, represented, and empowered to participate in and feel connected to their community.
- **GUIDING PRINCIPLE – SOCIAL JUSTICE**
We reject oppression and inequity by ensuring fair and equitable treatment of all people.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the Chair to sign the proclamation.

ORANGE COUNTY BOARD OF COMMISSIONERS

Proclamation International Holocaust Remembrance Day January 27, 2026

Commemorating the Past, Confronting Hate, and Committing to a Just Future

WHEREAS, the United Nations has declared January 27th as International Holocaust Remembrance Day, a solemn occasion to honor the memory of six million Jews murdered in the Holocaust, and millions of other innocent victims who perished for failing to conform to Nazi ideology; and

WHEREAS, we also honor the strength and resilience of the millions who survived Nazi persecution, enduring unimaginable trauma and loss – including many who have recorded their personal testimony in books, videos, and personal diaries; and

WHEREAS, we pay tribute to the courageous individuals, groups, and countries – both Jewish and non-Jewish – who resisted, physically and spiritually, to stand against injustice and protect those targeted for extermination; and

WHEREAS, we remember that the Holocaust did not start with gas chambers – it began with the erosion of rights and legal protections coupled with state-sponsored propaganda, bigotry, and dehumanization targeting Jews and others, and which escalated to mass murder and genocide; and

WHEREAS, we unequivocally denounce all forms of discrimination, violence, murder, and genocide against any people, and reaffirm our condemnation of antisemitism, racism, and any form of bigotry directed at culturally, politically, socially, or ethnically distinctive communities; and

WHEREAS, we value a community where diverse cultural and religious traditions are honored and woven into the rich fabric of community life; and

WHEREAS, in conjunction with the nationwide Light Up in Yellow Campaign. (<https://www.lightupamericayellow.com/>), the State of North Carolina will light up the State Capitol in yellow on January 27, 2026 in honor of International Holocaust Remembrance Day, and Orange County can join in recognition and remembrance by lighting up select County buildings;

NOW, THEREFORE, let us unite in remembrance and resolve – committing ourselves to the creation of a world that is safe, inclusive, and welcoming to all. Let the lessons of the Holocaust guide us as we foster empathy and justice, speak out against hate in every form, and uphold the dignity and human rights of every human being.

On this International Holocaust Remembrance Day, we pledge our shared responsibility to build communities built upon respect and mutual understanding so that “Never Again” is not a promise, but a lived reality for generations to come.

This the 20th Day of January, 2026.

Jean Hamilton, Chair
Orange County Board of Commissioners

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 4-b**

SUBJECT: Presentation of Annual Comprehensive Financial Report for FYE 6/30/2025 and Approval of Audit Services Contract Amendment

DEPARTMENT: Finance and Administrative
Services

ATTACHMENT(S):

1. PowerPoint Presentation – Mauldin & Jenkins
2. Audit Services Contract Amendment

INFORMATION CONTACT:

Gary Donaldson, (919) 245-2453

UNDER SEPARATE COVER

3. *Annual Comprehensive Financial Report, June 30, 2025*

ONLY AVAILABLE ELECTRON/CALLY
AT:

<https://www.orangecountync.gov/732/Financial-Statements>

PURPOSE: To:

- 1) Receive a presentation on the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025; and
- 2) Approve an Audit Services Contract Amendment for Fiscal Year 2025.

BACKGROUND: The ACFR reports on all financial activity of the County for the fiscal year July 1, 2024, through June 30, 2025. Mauldin and Jenkins, LLC, a firm of Certified Public Accountants, audited the County's financial statements. The financial statements and audit are required by Chapter 159-34 of the North Carolina General Statutes. The financial report for the Orange County Sportsplex, as required under the management contract, is included in the County's ACFR.

The County received an unmodified (clean) audit opinion on the financial statements received from the audit. The financial audit results indicate compliance with County financial policies. The Chief Financial Officer and representatives of Mauldin and Jenkins, LLC, will cover highlights of the report and answer any questions. The County's Unassigned fund balance remained in compliance with the 16% County policy at 16.9% of General Fund expenditures.

Under North Carolina General Statute 143-129(e)(2), certain professional services including audit, legal and consulting are not subject to the same competitive bidding requirements as goods and construction contracts. Mauldin and Jenkins incurred \$15,000 in additional expenses due to the requirements of the Uniform Guidance and State Single Audit Implementation Act and major program selection for FY 2025. Below are the programs required for the Single Audit:

1. Medicaid

2. Child Support Enforcement
3. Housing Section 8
4. Opioid Settlement
5. Temporary Assistance for Needy Families (TANF)
6. Public School Capital Outlay
7. Juvenile Crime Prevention Council

The number of major programs subject to audit varies each year based primarily on (1) the composition of the County's federal awards and (2) the composition of the County's state awards. Staff will review further with the auditors the estimated programs to be audited to meet audit thresholds and standards.

For the current audit year, these requirements resulted in a higher number of major programs than anticipated when the original \$135,000 contract amount was established, leading to the additional cost. This increase was not the result of missed requirements or a change in audit standards adopted after contract approval. The auditors expect the number of required major programs – and associated costs – to decline in future years due to the expiration of COVID-related funding and the planned increase in federal and state threshold levels to \$1,000,000.

The attached Audit Services Contract Amendment increases the FY 2025 cost from \$135,000 to \$150,000. The FY 2026 and 2027 audit budgets are expected to be \$140,000 and \$145,000 respectively. Staff will present the required annual Local Government Commission audit contracts for those years at a future Board Business meeting.

FINANCIAL IMPACT: The financial report indicates a strong financial position for Orange County. The Audit Services Contract Amendment increases the FY 2025 expense from \$135,000 to \$150,000. Approval of the appropriation for this additional funding is included in Budget Amendment #6 as part of this January 20, 2026 meeting agenda.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 6: DIVERSE AND VIBRANT ECONOMY**

RECOMMENDATION(S): The Manager recommends that the Board:

- 1) Receive the presentation on the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025 as information; and
- 2) Approve and authorize the Chair to sign the Audit Services Contract Amendment for the Fiscal Year 2025 audit services.



ORANGE COUNTY

NORTH CAROLINA



Presentation of Audit Results
June 30, 2025



Agenda

- Engagement Team
- Overview of:
 - Audit Opinion
 - Financial Trends
 - Compliance Report
- Required Communications
- Accounting Recommendations and Related Matters
- Answer Questions



CONSISTENTLY RANKED AS A TOP ACCOUNTING FIRM IN THE U.S.

100+ year

HISTORY

OF QUALITY SERVICE

Serve 700+

GOVERNMENT CLIENTS

GOVERNMENTAL PARTNERS

18



140+

TEAM MEMBERS DEDICATED TO SERVING THE GOVERNMENTAL INDUSTRY



To be a trusted advisor, earning trust and building respect through our consistent commitment to sustainable excellence, leadership, and integrity.



300+

SINGLE AUDITS PERFORMED LAST YEAR COVERING OVER \$5.3 BILLION OF FEDERAL GRANTS



156,000+

HOURS ANNUALLY PROVIDED TO GOVERNMENTAL CLIENTS

175+

CURRENT CLIENTS AWARDED THE GFOA CERTIFICATE OF EXCELLENCE

6

STATES

14

OFFICES



Engagement Team Leaders

- Tim Lyons, Engagement Partner | Brian Nicholson, Quality Review Partner | Chad Jackson, Manager



Audit Opinion

- **Our Responsibility Under Auditing Standards Generally Accepted in the United States of America (GAAS)**
 - We considered the internal control structure for the purpose of expressing our opinion on **Orange County, North Carolina's (the "County")** basic financial statements, not for the purpose of providing an opinion on the effectiveness of internal controls.
 - Our audit was performed in accordance with GAAS and *Government Auditing Standards*.
 - Our objective is to provide reasonable—not absolute—assurance that the basic financial statements are free of material misstatement.
 - The basic financial statements are the responsibility of the County's management.
 - We did not audit the financial statements of the Orange County ABC Board. The financial statements of the ABC Board were audited by other auditors whose report was furnished to us, along with certain other required communications. Our opinion on the County's financial statements is based solely on the report of the other auditors who performed the audit of the ABC Board. The financial statements of the ABC Board were not audited in accordance with *Government Auditing Standards*.

- **Report on Basic Financial Statements**
 - Unmodified ("clean") opinion on basic financial statements.
 - Presented fairly in accordance with accounting principles generally accepted in the United States of America.
 - Our responsibility does not extend beyond financial information contained in our report.



Compliance Reports

- **Government Auditing Standards (“Yellow Book”) Report**

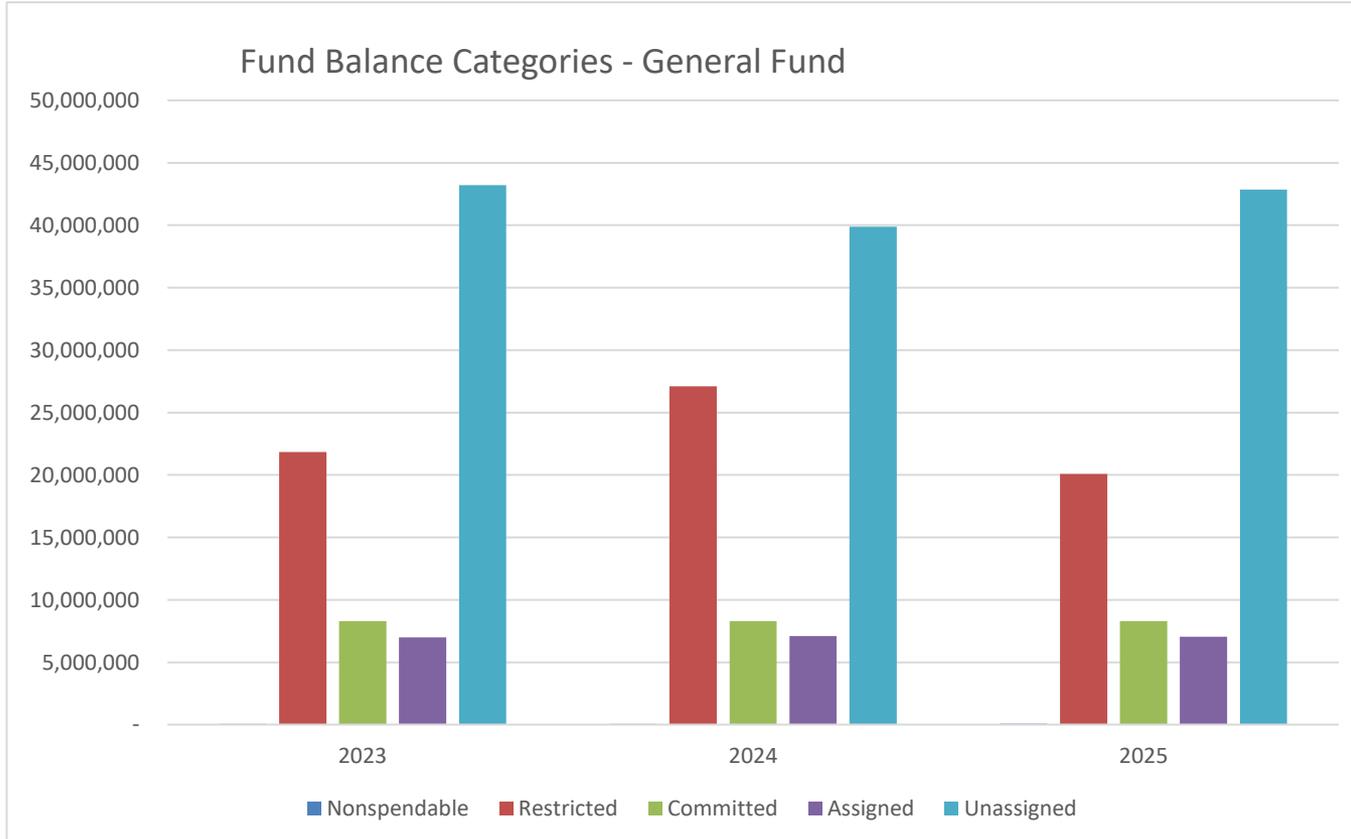
- The financial report package contains a report on our tests of the County’s internal controls and compliance with laws, regulations, etc. The report is not intended to provide an opinion on internal controls nor is it intended to provide a legal determination on the County’s compliance with applicable laws and regulations.
- This report and the procedures performed are required by *Government Auditing Standards*.

- **Compliance Reports**

- We were required to perform Single Audit procedures on seven (7) major programs (4 Federal and 3 State of North Carolina programs).
- We issued a report on the County’s federal programs in accordance with the Uniform Guidance. That report contained an unmodified opinion on compliance.
- We issued a report on the County’s state programs in accordance with the State of North Carolina Single Audit Implementation Act. That report contained an unmodified opinion on compliance.



Financial Trends - Composition of Fund Balance



Trends from 2024 to 2025

2024 Fund Balance: \$77.72M

2025 Fund Balance: \$78.36M

Changes in unassigned fund balance:

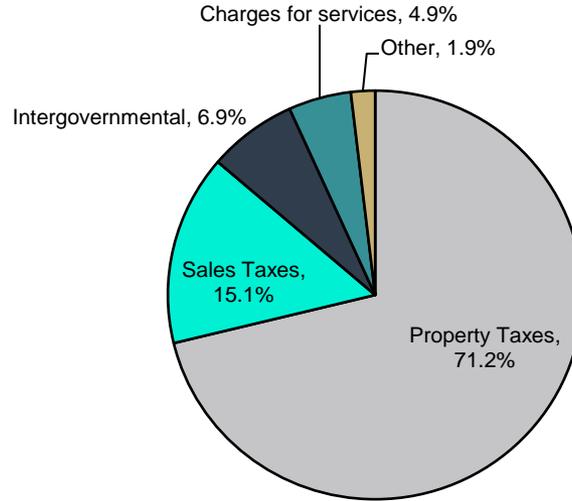
2024: \$39.78M

2025: \$42.85M

Unassigned fund balance as of June 30, 2025, is 16.9% of General Fund expenditures which is compliant with 16% County policy disclosed in Note 1 to the F/S.



Financial Trends – General Fund Revenue



	2025 - Actual	2025 - Budget	Diff
Property Taxes	206,488,649	203,205,934	3,282,715
Sales Taxes	43,717,384	44,139,012	(421,628)
Intergovernmental	20,140,939	21,892,072	(1,751,133)
Charges for services	14,173,742	13,816,624	357,118
Other	5,455,049	13,306,457	(7,851,408)
	289,975,763	296,360,099	(6,384,336)



Financial Trends – General Fund Expenditures

	2025 - Actual	2025 - Budget	Diff	% age
Community services	\$ 15,845,035	\$ 16,822,295	\$ 977,260	6%
General government	13,152,231	13,923,838	771,607	5%
Public safety	40,129,493	41,217,286	1,087,793	14%
Human Services	47,987,431	52,835,889	4,848,458	17%
Education	113,122,510	113,159,588	37,078	39%
Support services	20,031,716	29,136,667	9,104,951	7%
Debt service (*)	36,868,612	35,636,656	(1,231,956)	13%
	\$ 287,137,028	\$ 302,732,219	\$ 15,595,191	100%

** Debt service expenditures includes approximately \$19.1 million of principal and interest payments on school-related debt for the fiscal year ended June 30, 2025. When the balance of those payments is added to non-debt service, total expenditures for education total approximately \$132.2 million or 46% of total General Fund + Debt Service Fund expenditures.*



Financial Trends – Proprietary Funds

Solid Waste Enterprise Fund

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Operating revenues	\$ 10,847,396	\$ 11,093,956	\$ (246,560)
Operating expenses	13,754,493	11,903,792	1,850,701
Operating income	(2,907,097)	(809,836)	(2,097,261)
Unrestricted net position	6,128,359	8,857,525	(2,729,166)
Operating cash flow	392,924	1,264,554	(871,630)
Overall cash flow	(3,017,611)	467,457	(3,485,068)

SportsPlex Enterprise Fund

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Operating revenues	\$ 5,956,282	\$ 5,497,730	\$ 458,552
Operating expenses	5,534,000	5,889,969	(355,969)
Operating income	422,282	(392,239)	814,521
Unrestricted net position	1,251,011	318,997	932,014
Operating cash flow	1,174,813	257,861	916,952
Interfund transfers	799,669	746,694	52,975
Overall cash flow	2,842,604	(381,919)	3,224,523



Required Communications

- **Significant Accounting Policies**

- Management is responsible for the selection and use of appropriate accounting policies.
- The significant accounting policies used by the County are described in Note 1 to the basic financial statements.
- During the current year, the County was required to implement the provisions of GASB Statement No. 101, *Compensated Absences* and GASB Statement No. 102, *Certain Risk Disclosures*.
- The policies used by the County are in accordance with generally accepted accounting principles.
- In considering the qualitative aspects of its policies, the County is not involved in any controversial or emerging issues for which guidance is not available.

- **Management Judgment/Accounting Estimates**

- Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events.
- The County uses various estimates as part of its financial reporting process – including actuarial assumptions.



Required Communications (Continued)

- **Relationship with Management**

- We received full cooperation from the County's management and staff.
- There were no disagreements with management on accounting issues or financial reporting matters.

- **Management Representation**

- We requested, and received, written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us.

- **Consultation with Other Accountants**

- To the best of our knowledge, management has not consulted with, or obtained opinions from, other independent accountants during the year, nor did we face any issues requiring outside consultation.

- **Significant Issues Discussed with Management**

- There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements.



Required Communications (Continued)

• **Audit Adjustments**

- Several adjustments were required during the conduct of the audit; these adjustments have been provided to management and they have provided us with representations that the adjustments have been posted to the County's general ledger.
- We did not have any passed audit adjustments.

• **Financial Statement Disclosures**

- The footnote disclosures to the financial statements are also an integral part of the financial statements and the process used by management to accumulate the information included in the disclosures was the same process used in accumulating the statements. The overall neutrality, consistency, and clarity of the disclosures was considered as part of our audit.

• **Information in Documents Containing Audited Financial Statements**

- Our responsibility for other information in documents containing the County's basic financial statements and our report thereon does not extend beyond the information identified in our report. If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, we must be provided with printers' proof for our review and approval before printing. You must also provide us with a copy of the final reproduced material for our approval before it is distributed.

• **Auditor Independence**

- In accordance with AICPA professional standards, M&J is independent with regard to the County, its component unit, and its respective financial reporting processes.



Audit Findings

- **2025-001 Accounting for Lease Activity**

- Issue: We noted that the County did not record the current year lease activity required under GASB 87. A new material lessor lease executed during the fiscal year was not recorded in the County's financial statements, as well as the current year additions for lessee leases were not recorded. As a result, both lessee and lessor lease activity for the fiscal year was incomplete in the accounting records and thus audit adjustments of approximately \$7.3 million were required to properly report the County's leasing activity in accordance with GAAP.

- **2025-002 Reporting of Accounts Payable and Related Balances**

- Issue: During our search for unrecorded liabilities, we identified multiple vendor invoices relating to goods and services received prior to year-end that were not accrued to the appropriate fiscal year. These invoices were instead recognized in the subsequent fiscal year when processed, resulting in a misstatement of accounts payable and expenditures. As a result, audit adjustments totaling approximately \$700,000 were required to properly report the County's liability for accounts payable and the related expenditures / expenses for fiscal year 2025.

- **2025-003 Prior Period Adjustment**

- Issue: We noted that the County recorded sales and use tax refund receipts after year-end as revenue, despite the related receivable and revenue having already been recognized in prior fiscal years. This resulted in duplicate recognition of revenue and thus audit adjustments were required to properly reduce outstanding receivable balances and to restate beginning fund balance of the County's General Fund to address the errors in revenue recognition that occurred in previous years.



Management Letter Comments (Recommendations)

• Accounting for Special Revenue Funds

- During our review of the County's financial statements, we noted the DSS Payee Fund did not have any revenue or expenditure activity (outside of a journal entry writing off liabilities) for the fiscal year under audit. Based on our review of the general ledger activity, it appears the County is still accounting for this fund as if it was still a custodial fund of the County where all amounts are received as cash and offset with a corresponding liability. With the change in accounting standard that was brought about by GASB Statement No. 84, *Fiduciary Activities*, this fund was reclassified to a special revenue fund in previous years and should be reflecting the inflows it receives during the fiscal year as revenues and conversely, the outflows as expenditures. Due to the fact that the activity for the fiscal year ended June 30, 2025, was not material, an audit adjustment to reclassify the activity was not required. However, we recommend County staff implement additional internal controls or additional annual closeout procedures to ensure the amounts are properly recorded in accordance with generally accepted accounting principles (GAAP).

• Lack of Annual Budget Adoption – Special Revenue Fund

- During our audit, we noted that the County did not adopt an annual budget for one of its Special Revenue Funds for the fiscal year ended June 30, 2025. North Carolina General Statutes and the County's budgetary policies require that all funds subject to budgetary control have a formally adopted annual budget. Without an adopted budget, expenditures and revenues in the Special Revenue Fund were not subject to formal budgetary control, increasing the risk of unauthorized spending and noncompliance with state law and County policies. We recommend that management ensure all Special Revenue Funds are reviewed annually during the budget process and that an adopted budget ordinance is approved for each fund, regardless of the activity level.



New Accounting Pronouncements

- **New GASB Pronouncements for Future Years**

- **Statement No. 103, *Financial Reporting Model Improvements*** was issued in 2024 and is effective for fiscal years beginning after June 15, 2025, which means the County's fiscal year ended June 30, 2026. This new standard will change a few things in the County's ACFR (Management's Discussion and Analysis; presentation of budgetary comparison schedules; and the statement of revenues, expenses and changes in net position for the County's enterprise funds).
- **Statement No. 104, *Disclosure of Certain Capital Assets***, clarifies information that is required to be disclosed in the capital asset footnote and roll-forward. With the introduction of a new class of assets in recent years (right-to-use assets), the GASB has clarified how those items need to be presented in the County's footnotes. In addition, this new Standard will require the County to separately disclose the historical cost and accumulated depreciation (as of the financial statement date) for any capital assets that are held for sale. The requirements of this Standard are effective for fiscal years beginning after June 15, 2025, which means the County's fiscal year ending June 30, 2026.



Govt. Clients – Free Quarterly Continuing Education

• Since March of 2009 – For Over 12 Years !!

- Mauldin & Jenkins provides free quarterly continuing education for all of our governmental clients. Topics are tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking and knowledge sharing among our governmental clients. We normally see approximately 180 people per quarter. Examples of subjects addressed in the past few quarters include:

- Accounting for Debt Issuances
- Achieving Excellence in Financial Reporting
- Best Budgeting Practices, Policies and Processes
- Budget Preparation
- ACFR Preparation (two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Collateralization of Deposits and Investments
- Component Units
- Cybersecurity Risk Management
- Evaluating Financial and Non-Financial Health of a Govt.
- Financial Report Card – Where Does Your Govt. Stand?
- Financial Reporting Model Improvements
- GASB Nos. 74 & 75, OPEB Standards
- GASB No. 77, Tax Abatement Disclosures
- GASB No. 84, Fiduciary Activities
- GASB Projects & Updates (ongoing & several sessions)
- Human Capital Management
- Grant Accounting Processes and Controls
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- IRS Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosures
- Policies and Procedures Manuals
- Segregation of Duties
- Single Audits for Auditees
- Special Purpose Local Option Sales Tax (SPLOST)
- Accounting, Reporting & Compliance
- Uniform Grant Reporting Requirements and the New Single Audit



ORANGE COUNTY
NORTH CAROLINA



Thank You for the Opportunity to Serve

Whereas	Primary Government Unit Orange County
and	Discretely Presented Component Unit (DPCU) (if applicable)
and	Auditor Mauldin & Jenkins, PLLC

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/25	and originally to be submitted to the LGC on	Date 12/31/25
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hereby agree that it is now necessary that the contract be modified as follows.

<input checked="" type="checkbox"/> Modification to date submitted to LGC	Original date 12/31/25	Modified date 02/12/26
<input checked="" type="checkbox"/> Modification to fee	Original fee \$ 135,000.00	Modified fee \$ 150,000.00

Primary Other
(choose 1)(choose 0-2)

Reason(s) for Contract Amendment

- Change in scope
- Issue with unit staff/turnover/workload
- Issue with auditor staff/turnover/workload
- Third-party financial statements not prepared by agreed-upon date
- Unit did not have bank reconciliations complete for the audit period
- Unit did not have reconciliations between subsidiary ledgers and general ledger complete
- Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger
- Unit did not have information required for audit complete by the agreed-upon time
- Delay in component unit reports
- Software - implementation issue
- Software - system failure
- Software - ransomware/cyberattack
- Natural or other disaster
- Other (please explain)

Plan to Prevent Future Late Submissions

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due six months after fiscal year end (ten months after fiscal year end for housing authorities). Indicate NA if this is an amendment due to a change in cost only.

Late Release of 2025 Compliance Supplement.

Additional Information

Please provide any additional explanation or details regarding the contract modification.

Fee adjustment due to additional programs required to be audited as major for the County's Single Audit. The original engagement letter fee included five (5) major programs whereas the composition of the County's federal and state expenditures required seven (7) programs to be audited.

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* Mauldin & Jenkins, PLLC	
Authorized Firm Representative* (typed or printed) Timothy M. Lyons	Signature* 
Date* 12/15/25	Email Address tlyons@mjcpa.com

GOVERNMENTAL UNIT

Governmental Unit* Orange County	
Date Primary Government Unit Governing Board Approved Amended Audit Contract* (If required by governing board policy)	
Mayor/Chairperson* (typed or printed)	Signature*
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT
(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer*	Signature*
Date of Pre-Audit Certificate*	Email Address*

**SIGNATURE PAGE – DPCU
(complete only if applicable)**

DISCRETELY PRESENTED COMPONENT UNIT

DPCU	
Date DPCU Governing Board Approved Amended Audit Contract (If required by governing board policy)	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT
(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT**
Meeting Date: January 20, 2026

**Action Agenda
Item No.** 6-a

SUBJECT: Community Climate Action Grant (CCAG) – FY 2025-26 Project Selection

DEPARTMENT: County Manager

ATTACHMENT(S):

1. CCAG 2025-26 Project Descriptions, Scoring and Comments
2. CCAG Project Status Summary Including Estimated GHG Reductions
3. PowerPoint Presentation

INFORMATION CONTACT:

Amy Eckberg, (919) 245-2626

PURPOSE:

1. To receive the grant project funding recommendations from the Commission for the Environment (CFE) and the overall scores and comments from the CFE and Human Relations Commission (HRC) for the FY 2025-26 Orange County Community Climate Action Grant Program; and
2. Approve funding for the recommended Community Climate Action Grant projects for FY 2025-26 as outlined in the table below and further described in Attachment 1.

BACKGROUND: As part of the FY 2019-20 budget, the Orange County Board of Commissioners (BOCC) established the Orange County Community Climate Action Fund to accelerate climate mitigation efforts. The Fund supports the Board's commitment to ambitious targets, including a transition to 100% renewable energy by 2050. The Climate Action Plan further builds on this commitment by defining additional targets and identifying the actions and strategies needed to achieve them.

For the FY 2025-26 funding cycle, \$267,750 was allocated to general applicants to support climate action projects designed to benefit Orange County residents both socially and financially. The Board did not approve any climate funding for schools this year. In alignment with BOCC direction, the selection process for awarding funds was conducted through the Community Climate Action Grant program.

Sixteen (16) applications were received this year from applicants representing nonprofits, small businesses and public organizations whose total requests add up to \$619,095. Grant applications were completed over the summer and reviewed by both the Commission for the Environment (CFE) and the Human Relations Commission (HRC) in fall 2025.

The following is a rank-order summary table of the combined project scoring and recommendations for funding. More details on each project are available in Attachment 1.

Rank	Applicant Name	Project Name	Project Summary	Amount Requested	Recommended Funding	Total Score (out of 26)
1	Table Ministries, Inc.	Twin Creeks Farm Expansion	A partnership between Wildflower Lane Farm and Table to use unused land at an undeveloped Orange County Park (Twin Creeks) to increase locally sourced, nutritious food to feed children served by Table.	\$50,000	\$30,000	21.57
2	Urban Sustainability Solutions, Inc.	High-School Students Installing Riparian Buffers	Installation of sustainable stormwater management measures in historically underserved communities utilizing public HS teachers and students in a certified green infrastructure training program to implement these measures, especially in areas affected by tropical storm Chantal.	\$52,000	\$38,000	21.35
3	Habitat for Humanity of Orange County, NC	Weatherization & Disaster Resilient Housing	Weatherization repairs for 11 homes	\$150,000	\$0	20.56
4	Town of Carrboro	Carrboro Energy Efficiency Program	This initiative reduces energy burdens in Carrboro by providing residents with education, home energy audits, energy-saving kits, and guided access to rebates and electrification upgrades through trained community leaders, resulting in lower bills for over 230 households.	\$29,145	\$29,145	20.31
5	Trees for the Triangle	Tree Planting and Education	The project will plant 200 trees, distribute 2,000 seedlings, and offer workshops on climate-resilient tree care to expand the native tree canopy in low-equity, climate-vulnerable neighborhoods through a Pay-What-You-Can planting program.	\$50,000	\$30,000	20.10
6	Red Hawk Farm, LLC	Renewable Energy Infrastructure for the Future of Farms	52-acre organic farm supplying high-quality produce year-round using soil-based greenhouse production and technical growing strategies seeks funds to transition from fossil-fuel dependence to renewable energy systems by replacing single phase with 3-phase power to enable solar installation.	\$30,000	\$30,000	19.74
7	Upstream Works — on behalf of Carolina Community Compost	Carolina Community Compost	Supplies, services, outreach materials and labor to expand a compost program into 7 new neighborhoods and 1 church	\$30,478	\$21,300	19.70

Rank	Applicant Name	Project Name	Project Summary	Amount Requested	Recommended Funding	Total Score (out of 26)
8	Weaver Community Housing Association	Energy Efficient Windows Installation	Replacement of windows in 7 residential units with energy efficient models	\$61,352	\$61,305	18.64
9	Hillsborough Community Garden	Solar powered community garden irrigation	Solar-powered well on nearby church property to provide sustainable, cost-effective irrigation that remains functional during drought or emergencies	\$18,000	\$0	18.27
10	Solar Equity Inc.	St. Joseph's CME Church Solar Project	Installation of a 23.4kW solar array on the roof of St. Joseph's CME Church, located in Chapel Hill's Northside Neighborhood	\$28,000	\$28,000	17.83
11	Pee Wee Homes	Native focused landscaping for 10 dignified and affordable tiny homes	Native, climate-resilient landscaping for 10 affordable tiny homes of formerly homeless residents	\$4,000	\$0	17.68
12	Town of Chapel Hill	Extension of E-Bike Lending Library Program	Extension of a previously successful E-bike program for an additional 8-12 months to offer E-bike experiences to more residents and staff.	\$25,920	\$0	16.58
13	Town of Carrboro	E-Bike Voucher and Education Program	Pilot program to provide 20 income-eligible residents with vouchers for free e-bikes, reducing transportation insecurity and emissions.	\$33,400	\$0	16.09
14	The Arts Center	Cellular Blinds for The Arts Center	Installation of highly efficient interior cellular shades on windows to boost the energy performance of the building	\$21,800	\$0	15.73
15	Carolina Advocates for Climate, Health, and Equity	Climate-informed Prenatal Care	Introductory climate health education sessions for health professionals to reduce climate-related pregnancy risks, with a focus on extreme heat.	\$10,000	\$0	15.29
16	Bluestem Community NC	Rooftop Solar Installation for Bluestem Community NC	Installation of a 9.628 kW solar array with battery backup on a new barn extension to move toward net-zero energy use	\$25,000	\$0	14.67
Total				\$619,095	\$267,750	

FINANCIAL IMPACT: The \$267,750 funding for Community Climate Action Grants for FY 2025-26 is designed to identify and support impactful projects, with a focus on accelerating meaningful action on the urgent issue of climate change.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- GOAL 1: ENVIRONMENTAL PROTECTION AND CLIMATE ACTION**
OBJECTIVE 1. Identify the priorities and resources necessary to implement the Climate Action Plan.
OBJECTIVE 3. Improve educational opportunities for County staff and community members on climate action and available resources to advance climate action projects.
- GOAL 2: HEALTHY COMMUNITY**

OBJECTIVE 7. Invest in services and programs that improve the health and quality of life of the community (e.g., recreation and public open spaces, arts, etc.)

RECOMMENDATION(S): The Manager recommends that the Board:

1. Receive the grant project funding recommendations from the Commission for the Environment for the FY 2025-26 Orange County Community Climate Action Grant program; and
2. Approve funding for the recommended Community Climate Action Grant projects for FY 2025-26.



Date: January 20, 2026
 To: Board of Orange County Commissioners
 From: Amy Eckberg, Sustainability Programs Manager
 RE: Orange County Community Climate Action Grant – Project Descriptions, Scoring, and Comments for General Applicants

For the 2025-26 funding cycle of the Orange County Community Climate Action Grant program, \$267,750 was budgeted to support climate action projects that benefit Orange County residents both socially and financially.

In response to feedback from the Board in previous years, the Sustainability team continues its outreach efforts to publicize the grant opportunity to broaden the applicant pool and increase community awareness of this impactful climate action program. Staff conducted targeted outreach to local businesses, community groups, and nonprofits through email campaigns, social media, newsletters, and other promotional media. Our applicant pool continues to grow and diversify every year as a result of these efforts. The Community Climate Action grant program received a total of 16 applications in this round whose total requests added up to \$619,095.

Following the scoring and eligibility guidelines established by the Board of Orange County Commissioners (BOCC), the applications were reviewed and scored by the Commission for the Environment (CFE) and the Human Relations Commission (HRC). The BOCC asked the Human Relations Commission to score the applications on the Social Justice and Racial Equity criterion, as this pertains to their expertise and because the racial representation of the CFE as a whole does not reflect the racial diversity of Orange County.

The following is a rank-order summary table of the combined project scoring and funding recommendations. A full table showing the scores for each project on each of the 7 scoring elements is included in the Appendix.

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Total				\$619,095	\$267,750	

Below is a set of expanded details for each proposed project, in rank order per HRC and CFE scoring. The quoted text was pulled directly from various sections of the submitted applications. Also summarized below are the comments from the HRC and the CFE, along with scores and funding recommendations.

#1 Ranked Project – Table Ministries, Inc – Twin Creeks Farm Expansion

Applicant (Collaborators): Wildflower Lane Farm

Funding Requested: \$50,000

Recommended Funding Level: \$30,000

Total Score (Out of 26 pts): 21.57

Project Description: A partnership with Wildflower Land Farm at Twin Creeks, an undeveloped Orange County Park. The expansion funding sought will cover labor. TABLE provides weekly nutritious food to 1,125 children and plans to expand service using organic produce grown through supplies, tools and equipment. The Twin Creeks partnership will supply produce at a fraction of retail cost, enabling TABLE to feed more children and support local farmers.

Project Benefits: Increasing local sourcing at Twin Creeks will provide children with fresher, healthier produce while strengthening revenue for small farmers. Reducing food miles from thousands to just five significantly lowers emissions and environmental impacts. The project also promotes a sustainable, pesticide-free food system that improves long-term health and climate outcomes. The project reduces food miles and waste, improves soil health, supports pollinators, and reduces runoff—strengthening local climate and air quality.

Reviewer Comments: The CFE strongly supports this project but provided partial funding since the group has access to other funding sources. HRC scored them #1. There is a high Orange County economic impact (for families who receive food; all food grown locally) and social justice component.

#2 Ranked Project – Urban Sustainability Solutions – High-School Students Installing Riparian Buffers

Applicant (Collaborators): Burt’s Bees, Environmental Protection Agency, North Carolina Department of Environmental Quality (NC DEQ)

Funding Requested: \$52,000

Recommended Funding Level: \$38,000

Total Score (Out of 26 pts): 21.35

Project Description: Urban Sustainability Solutions will train teachers and youth in certified green-infrastructure curricula through afterschool and weekend programs. The program will end with planting projects to restore storm-damaged riparian buffers, with funds covering training stipends and implementation. Field work will include stream cleanup, buffer restoration, and planting live tree stakes to stabilize stream banks, especially those damaged by tropical storm Chantal.

Project Benefits: Restoring low-lying areas with native vegetation will reduce erosion, stabilize soils, and protect downstream low-income communities from future storm impacts. These plantings will improve water quality in Bolin Creek by filtering pollutants, increasing biodiversity, and boosting carbon sequestration. The project also safeguards Jordan Lake's drinking water by preventing sediment and nutrient contamination.

Reviewer Comments:

The CFE supports this request because it has strong educational and community connections. USS has a solid, proven track record. The HRC appreciated that the community would be involved in this project. The CFE deducted \$14,000 that was for the administration of other grants.

#3 Ranked Project – Habitat for Humanity – Weatherization & Disaster Resilient Housing

Applicant (Collaborators): N/A

Funding Requested: \$150,000

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 20.56

Project Description: Habitat for Humanity of Orange County will expand its Home Repair program to address increased weatherization needs caused by Tropical Storm Chantal, in 11 older, vulnerable homes.

Project Benefits: Integrating weatherization into essential home repairs will lower utility bills for low-income households and reduce approximately 11 metric tons of emissions annually. Improved insulation, HVAC systems, and windows will enhance indoor air quality, comfort, and resilience to extreme weather. Local contractors and materials will support the regional economy while extending the lifespan of affordable housing.

Reviewer Comments: The CFE recognizes and values the proposed project and Habitat's longstanding contributions to the community. The CFE also noted that Habitat has access to a variety of funding sources and has previously received support through this program (\$300k). Given the limited funds available, the CFE is thoughtfully distributing resources across a range of organizations, including smaller groups that may particularly benefit at this time. The HRC supports the initiative due to its positive impact on low-income residents and noted that additional information regarding how beneficiaries would be identified or prioritized would be helpful.

#4 Ranked Project – Town of Carrboro – Carrboro Energy Efficiency Program

Applicant (Collaborators): Preserving Home Inc., Hope Renovations

Funding Requested: \$29,145

Recommended Funding Level: \$29,145

Total Score (Out of 26 pts): 20.31

Project Description: This initiative trains community leaders to assist more than 230 high-burden households in cutting energy costs through education, home energy audits, hands-on projects, and connections to weatherization, rebates, and efficiency upgrades.

Project Benefits: Energy audits and education will help residents cut utility costs, lower emissions, and make informed decisions about efficiency upgrades. The program is expected to reduce town-wide energy use by over 249,000 kWh annually, equivalent to 67.4 metric tons of CO₂e. Households that act on recommendations will benefit from long-term energy savings and increased home value.

Reviewer Comments: Carefully thought-out project with good metrics to measure success. Applicant is well suited to carry out the project and the costs are relatively modest. Community outreach and partnerships are positive

features. Education and monitoring are part of lowering energy cost/uses. Simple concept that targets low- and middle-income residents. Short turnaround time (6 months-year).

#5 Ranked Project – Trees for the Triangle – Tree Planting and Education

Applicant (Collaborators): Triangle Prescribed Burn Association (Through NC Cooperative Extension), Bluestem Community NC

Funding Requested: \$50,000

Recommended Funding Level: \$30,000

Total Score (Out of 25 pts): 20.10

Project Description: Trees for the Triangle will expand the native tree canopy in low-equity, climate-vulnerable neighborhoods through a Pay-What-You-Can planting program. The project will plant 200 trees, distribute 2,000 seedlings, and offer workshops on climate-resilient tree care. This approach improves flood resilience, reduces emissions, and empowers residents to build greener, healthier communities.

Project Benefits: Planting 200 native trees and distributing 2,000 seedlings will reduce flooding, sequester carbon, cool neighborhoods, and improve air quality in vulnerable areas. Workshops will equip residents to care for their trees, extending benefits across the county. These efforts advance climate equity by expanding green space and strengthening community resilience for future storm events.

Reviewer Comments: Targeted approach to planting trees in disadvantaged communities and educating residents. Plan in place to engage and educate tree owners and keep trees alive. Strong partnerships. Deducted funding to reduce administrative costs.

#6 Ranked Project – Red Hawk Farm – Renewable Energy Infrastructure

Applicant (Collaborators): Piedmont Electric Cooperative

Funding Requested: \$30,000

Recommended Funding Level: \$30,000

Total Score (Out of 26 pts): 19.74

Project Description: Red Hawk Farm (52-acre organic farm supplying high-quality produce year-round using soil-based greenhouse production and technical growing strategies) seeks funds to transition from fossil-fuel dependence to renewable energy systems to strengthen resilience and reduce operating costs. This shift will also advance climate-conscious farming and help peers adopt similar solutions.

Project Benefits: Bringing three-phase power to this farm will enable solar and geothermal systems that significantly reduce greenhouse gas emissions and eliminate major energy costs. Savings can be reinvested in staff wages and shared as a model for other regional farms seeking climate-smart operations. The project also strengthens Orange County's agricultural sector and expands hands-on learning opportunities for students and community partners.

Reviewer Comments: The CFE was very impressed by this grant. They applied last year and were turned down but took advice and recommendations to make this year's grant request very appealing with stronger, more realistic business/farm application than last year's with increased partnerships/collaborators. The HRC acknowledged wanting to encourage businesses like this which support our regional county education systems,

#7 Ranked Project – Upstream Works/Carolina Community Compost – Compost Collection in 7 neighborhoods and 1 church

Applicant (Collaborators): Compost Now

Funding Requested: \$30,478

Recommended Funding Level: \$21,300

Total Score (Out of 26 pts): 19.7

Project Description: Carolina Community Compost will expand its successful neighborhood-led composting model to 7 additional Orange County neighborhoods and one church, significantly reducing landfill waste and greenhouse gas emissions and supplying compost to community gardens in low-income areas, improving soil health and access to fresh food. A part-time Compost Ambassador will support outreach and education for one new 24/7 CompostNow bin placed near a low-income neighborhood, helping lay the groundwork for broader countywide composting.

Project Benefits: Expanding to new neighborhoods will divert 77 tons of food waste and cut 52 tons of CO₂e, annually, and reduce landfill fees for local governments. Participating households also gain climate education, stronger social connections, and healthier habits. The compost produced will support community gardens, benefiting more than 700 additional residents with fresh food and improved soil.

Reviewer Comments: Interesting project with qualified organizers that have implemented a highly successful program with expansion opportunities. This project can easily accommodate partial funding. CFE is interested in seeing how it works for its potential for broader adoption and impact.

#8 Ranked Project – Weaver Community Housing Association– Energy Efficient Window Installation

Applicant (Collaborators): Farewell Earth

Funding Requested: \$61,352

Recommended Funding Level: \$61,305

Total Score (Out of 26 pts): 18.64

Project Description: Weaver Community Housing Association (WCHA), an affordable community housing co-operative, seeks funding to replace 55 aging, inefficient, and leaking windows across seven cooperative housing units. The project benefits 24 residents, including eight children, and will be completed with a long-time local contractor.

Project Benefits: Replacing failing, single-pane windows will reduce energy waste, lower utility bills, and improve ventilation and indoor air quality for seven low-income households. The upgrades will prevent mold, moisture intrusion, and long-term structural damage. These custom windows protect a unique affordable housing asset while improving comfort and reducing climate-related energy burdens.

Reviewer Comments: Fully funded because other organizations who applied for CCAG have access to other funding.

#9 Ranked Project – Hillsborough Community Garden – Solar Powered Community Garden Irrigation

Applicant (Collaborators): N/A

Funding Requested: \$18,000

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 18.27

Project Description: The Hillsborough Community Garden needs a reliable water supply independent of the town system to remain functional during drought or emergencies. A proposed solar-powered well on nearby church property would provide sustainable, cost-effective irrigation. This solution also models environmentally friendly practices for other community gardens.

Project Benefits: All the produce grown by the Hillsborough Community Garden (HCG) for the past three years has gone to food insecure families via PORCH Hillsborough, providing needed fresh vegetables to over 1000 people. At our previous location in 2024 we grew and distributed more than 1500 pounds of fresh produce.

Reviewer Comments: CFE members support the idea of community gardens that feed others in need but were not convinced a well would be needed in downtown Hillsborough. CFE also felt the GHG estimates might be too high. The HRC mentioned that they would like to see communication with the communities supported by PORCH.

#10 Ranked Project – SolarEquity – St. Joseph’s CME Church Solar Project

Applicant (Collaborators): Saint Joseph's Christian Methodist Episcopal Church

Funding Requested: \$28,000

Recommended Funding Level: \$28,000

Total Score (Out of 26 pts): 17.83

Project Description: SolarEquity proposes installing a 23.4 kW solar array on St. Joseph’s CME Church to reduce utility costs for a historically Black, low-income community. The system will save the church over \$1,200 annually and offset about 150 metric tons of carbon emissions over 25 years.

Project Benefits: The solar array will cut nearly 6 metric tons of CO₂ annually and save the church over \$1,200 per year in utility costs, easing financial burdens on a historically low-income congregation. Over its lifespan, the system will offset nearly 150 metric tons of emissions and strengthen energy resilience. As a visible community institution, the church’s adoption of solar will also inspire broader climate action within the Northside community.

Reviewer Comments: The CFE supports this grant request so that St. Joseph's can complete their original request from 2024 to install solar panels after a roof repair. Once the panels are in place, St. Joseph's community (and Northside in general) would have a place to go for shelter, cooling, etc. during extreme events and power losses. The HRC noted the project’s value in supporting long-time residents in an historically underserved community while offering opportunities for cost savings and future community benefit.

#11 Ranked Project – Pee Wee– Native Focused Landscaping for 10 Tiny Homes

Applicant (Collaborators): N/A

Funding Requested: \$4,000

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 17.68

Project Description: This project will add native, climate-resilient landscaping to 10 affordable tiny homes for formerly homeless residents. The plantings will reduce runoff, support biodiversity, and lower emissions from mowing while beautifying shared spaces. With community input and local expertise, the initiative supports county climate goals and long-term stewardship.

Project Benefits: Native landscaping at 10 tiny homes will reduce mowing-related emissions, improve stormwater absorption, and support pollinators and local biodiversity. The project engages residents directly in planning and stewardship, building climate awareness and community pride. These improvements also reduce flooding risks and strengthen ecosystem resilience in underserved neighborhoods.

Reviewer Comments: The CFE loved the idea of the native plant gardens but felt the cost per person was high. The HRC appreciated that the project targeted low-income recipients with environment impact.

#12 Ranked Project – Town of Chapel Hill – Extension of E-bike Lending Library Program

Applicant (Collaborators): The Bicycle Chain, East Coast Electric Speed Shop, and Trek

Funding Requested: \$25,920

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 16.58

Project Description: The Town of Chapel Hill launched a free e-bike lending program in April with enough federal funding to cover a 1-year pilot. We currently offer 18 E-bikes for public use at two local bike shops and 23 E-bikes for staff at more than 7 Town facilities. This program has been very successful and we are seeking support to extend this program another 8-12 months to offer E-bike experiences to more residents and staff.

Project Benefits: The E-bike lending library gives residents free, short-term access to e-bikes, reducing car trips, emissions, and transportation costs. Exposure to multiple bike types helps users discover accessible, healthier travel options. The program also supports local bike shops and increases community adoption of low-emission mobility.

Reviewer Comments: GHG reduction is based on total project lifetime, but the funding request is only for an additional year of operations. The CFE was concerned about the sustainability of the e-bike program long-term and what would happen if the project ended due to lack of funding. Most of the reduction in gasoline is tied to people purchasing their own e-bikes and assumptions (e.g., number of e-bikes purchased) are not substantiated with data. The HRC commented that having targeted communities that are low-income or partnership ideas to target minority populations could be considered.

#13 Ranked Project – Town of Carrboro – E-bike Voucher and Education Program

Applicant (Collaborators): Back Alley Bikes, Shift Chapel Hill-Carrboro

Funding Requested: \$33,400

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 16.09

Project Description: This pilot will provide 20 income-eligible residents with vouchers for free e-bikes, reducing transportation insecurity and emissions. Modeled on successful programs in Raleigh and Durham, the initiative will include safety gear, outreach, and workshops.

Project Benefits: Providing e-bike vouchers to low-income residents will replace car trips, reducing over 100 metric tons of CO₂ and improving air quality. The program expands mobility for people who cannot afford cars or electric vehicles, improving access to work, healthcare, and daily needs. Supporting local bike shops keeps economic benefits within Carrboro.

Reviewer Comments: The CFE and HRC scores were closely aligned and suggested a comparatively lower return relative to other proposals. Reviewers noted that the cost per recipient is relatively high and would be most impactful if the program encouraged broader e-bike adoption. The HRC also emphasized the importance of meaningful community engagement and raised questions about the extent to which the program would reach communities of color or advance social justice and racial equity goals.

#14 Ranked Project – The ArtsCenter – Cellular Blinds

Applicant (Collaborators): N/A

Funding Requested: \$21,800

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 15.73

Project Description: The ArtsCenter plans to install high-efficiency cellular shades to improve building energy performance. Installation will be done by a long-standing local, veteran-owned business.

Project Benefits: Installing high-efficiency cellular shades will reduce heat loss in winter and heat gain in summer, lowering energy use throughout the building. Oak Ridge National Laboratory found that cellular shades outperform vinyl blinds, delivering up to 20% heating energy savings and up to 15% total heating-and-cooling energy savings compared to homes without shades.

Reviewer Comments: The CFE did not feel this was a high priority project, given limited funding and the quality of other applications. The HRC rank was low and GHG reductions were minimal. The Arts Center has been a grant recipient in the past and the CFE wanted to give others an opportunity.

#15 Ranked Project – Carolina Advocates for Climate, Health and Equity – Climate Informed Prenatal Care

Applicant (Collaborators): UNC Department of Obstetrics & Gynecology, Maternal Fetal Medicine Division, Orange County Health Department (OCHD)

Funding Requested: \$10,000

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 15.29

Project Description: This project will deliver climate-health training to maternity care providers, focusing on reducing pregnancy risks from extreme heat. It will develop evidence-based materials, co-design content with clinicians and patients, and provide a one-hour educational webinar.

Project Benefits: Training maternity-care providers in climate-related health risks will improve prenatal counseling and help pregnant patients protect themselves during extreme heat events. The program will enhance provider capacity and support Orange County’s heat-action goals. Long-term benefits include reduced pregnancy complications, improved maternal health equity, and greater climate preparedness across the healthcare system.

Reviewer Comments: The CFE loves this project idea but it does not align with the goal of GHG reductions for the CCAG. This heat mitigation project aligns nicely with the Heat Action Plan that is in development. The HRC appreciated that from a social justice side, this is an innovative idea to support low income families early on in life, addressing health disparities stratified by income & race.

#16 Ranked Project – Bluestem Community NC– Rooftop Solar Installation

Applicant (Collaborators): N/A

Funding Requested: \$25,000

Recommended Funding Level: \$0

Total Score (Out of 26 pts): 14.67

Project Description: Bluestem Community plans to install a 9.628 kW solar array with battery backup on a new barn extension to move toward net-zero energy use. The project aligns with the organization’s conservation-focused mission and supports its community and ecological programming. The south-facing roof will host 16 solar panels to meet current and future energy needs.

Project Benefits: Installing on-site solar with battery storage will move Bluestem toward net-zero operations and eliminate dependence on fossil-fuel-generated electricity. The system will reduce emissions from equipment and vehicle charging while lowering long-term utility costs. Savings can be reinvested in community programming, accessibility improvements, and environmental stewardship.

Reviewer Comments: This project doesn't seem to meet the objective of working towards racial equity or working for the broader community within Orange County.

Appendix: Full Scoring Table:

Final Rank	Applicant Name	Project Name	Amount Requested	1. Average Social Justice and Racial Equity (0-6 pts)	2. Average Emissions Reduced (0-4 pts)	3. Average Efficient Use of Funds (0-4 pts)	4. Average Capacity of Applicant (0-3 pts)	5. Average Local Economic Development (0-3 pts)	6. Average Amount and Duration of Engagement (0-3 pts)	7. Average Time to Complete (0-3 pts)	Total Average Score
1	Table Ministries, Inc.	Twin Creeks Farm Expansion	\$50,000	5.67	2.80	2.70	2.70	2.50	2.60	2.60	21.57
2	Urban Sustainability Solutions, Inc.	High-School Students Installing Riparian Buffers	\$52,000	4.17	3.36	3.36	2.73	2.27	2.73	2.73	21.35

Final Rank	Applicant Name	Project Name	Amount Requested	1. Average Social Justice and Racial Equity (0-6 pts)	2. Average Emissions Reduced (0-4 pts)	3. Average Efficient Use of Funds (0-4 pts)	4. Average Capacity of Applicant (0-3 pts)	5. Average Local Economic Development (0-3 pts)	6. Average Amount and Duration of Engagement (0-3 pts)	7. Average Time to Complete (0-3 pts)	Total Average Score
3	Habitat for Humanity of Orange County, NC	Weatherization & Disaster Resilient Housing	\$150,000	4.83	2.45	2.18	3.00	2.64	2.55	2.91	20.56
4	Town of Carrboro	Carrboro Energy Efficiency Program	\$29,145	3.86	2.64	3.09	2.73	2.55	2.64	2.82	20.31
5	Trees for the Triangle	Tree Planting and Education	\$50,000	3.29	3.27	3.18	3.00	2.00	2.64	2.73	20.10
6	Red Hawk Farm, LLC	Renewable Energy Infrastructure for the Future of Farms	\$30,000	2.83	3.64	3.73	2.73	1.82	2.45	2.55	19.74
7	Upstream Works — on behalf of Carolina Community Compost	Carolina Community Compost	\$30,478	4.33	2.73	2.82	2.82	1.82	2.45	2.73	19.70
8	Weaver Community Housing Association	Energy Efficient Windows Installation	\$61,352	4.00	2.27	2.64	2.91	1.82	2.09	2.91	18.64
9	Hillsborough Community Garden	Solar powered community garden irrigation	\$18,000	4.17	2.30	3.00	2.10	2.10	2.00	2.60	18.27
10	SolarEquity Inc.	St. Joseph's CME Church Solar Project	\$28,000	4.29	2.36	2.45	2.55	1.45	2.27	2.45	17.83
11	Pee Wee Homes	Native focused landscaping for 10 dignified and affordable tiny homes	\$4,000	4.86	1.18	2.00	2.73	2.27	2.00	2.64	17.68
12	Town of Chapel Hill	Extension of E-Bike Lending Library Program	\$25,920	2.67	2.45	2.45	2.55	1.73	2.00	2.73	16.58
13	Town of Carrboro	E-Bike Voucher and Education Program	\$33,400	3.00	2.09	1.64	2.82	1.91	1.82	2.82	16.09
14	The Arts Center	Cellular Blinds for The ArtsCenter	\$21,800	2.00	1.55	2.00	2.82	2.45	2.09	2.82	15.73
15	Carolina Advocates for Climate, Health, and Equity	Climate-informed Prenatal Care	\$10,000	3.29	0.45	2.27	2.73	1.64	2.27	2.64	15.29
16	Bluestem Community NC	Rooftop Solar Installation for Bluestem Community NC	\$25,000	1.67	2.09	2.36	2.18	1.45	2.36	2.55	14.67

Attachment 2 - Community Climate Action Grant Project Status

Fiscal Year	Project	Organization	Award Amount	Estimated Annual GHG Reduction metric tons CO2e	Project Status
19-20	Solar for Schools (a)	Orange County Schools	\$150,000	25	In progress
19-20	Solar for Schools (b)	Chapel Hill Carrboro City Schools	\$150,000	194	In progress
19-20	Supplemental Weatherization	Orange County	\$150,000	22	In progress
19-20	LED Light Campaign	Orange County	\$19,272	4	COMPLETED
20-21	Tree Planting Program	Town of Chapel Hill	\$40,000	880 (pounds)	COMPLETED
20-21	Electric Vehicle Charging Station	Town of Chapel Hill	\$18,500	6	COMPLETED
20-21	Cedar Falls Park LED Light Conversion	Town of Chapel Hill	\$128,057	9	COMPLETED
20-21	Cane Creek Reservoir 352.4 kW Solar	OWASA	\$75,000	110	COMPLETED
20-21	Water heater replacements	NAACP	\$122,100	26	COMPLETED
20-21	Solar Panels on Affordable Habitat Homes	Habitat for Humanity of Orange County	\$95,000	16	COMPLETED
21-22	Low Income HVAC Replacement	Rebuilding Together of the Triangle	\$113,000	34	COMPLETED
21-22	Neighborhood Energy Resiliency Project	NC Sustainable Energy Association	\$90,000	10	COMPLETED
21-22	Food Waste Monitor	Eno River Farmer's Market	\$4,000	19	COMPLETED
21-22	Food Waste Monitor	Town of Carrboro	\$3,765	19	COMPLETED
21-22	Bike Rack and EV Charging Station	The ArtsCenter	\$17,000	6	COMPLETED
21-22	203 Project Solar Array and Green Roof	Town of Carrboro	\$40,567	See FY 22-23	COMPLETED
21-22	Solar for Schools (b)	Chapel Hill Carrboro City Schools	\$250,00	See FY 19-20	In progress
22-23	Habitat Rooftop Solar	Habitat for Humanity	\$100,000	22	COMPLETED
22-23	Weatherization	Rebuilding Together of the Triangle	\$25,000	5	COMPLETED
22-23	Food Waste Monitors	Eno River Farmers' Market	\$4,500	19	COMPLETED
22-23	203 Solar Project	Town of Carrboro	\$40,575	21	COMPLETED
22-23	Fleet Electrification Project	Town of Chapel Hill	\$50,000	33	In progress
22-23	Solar Roof	The ArtsCenter	\$55,000	27	COMPLETED
22-23	Emission Reductions Through HVAC Replacements	Chapel Hill Carrboro City Schools	\$275,075	147	In progress
23-24	Supplemental weatherization to home repair projects	Habitat for Humanity	\$55,000	7	COMPLETED
23-24	Green infrastructure and apprenticeship program for Orange County Schools	Urban Sustainability Solutions	\$69,156	5	COMPLETED
23-24	Rooftop solar	Hillsborough United Church of Christ	\$10,000	7	COMPLETED
23-24	Rooftop solar	Binkley Baptist Church	\$49,036	5	COMPLETED
23-24	Rooftop solar on Peach Apartments	EMPOWERment	\$61,623	12	In progress

Attachment 2 - Community Climate Action Grant Project Status

Fiscal Year	Project	Organization	Award Amount	Estimated Annual GHG Reduction metric tons CO ₂ e	Project Status
23-24	Installation of gardens, terrace and greenhouse, plant-based diets	Club Nova	\$37,227	5	COMPLETED
23-24	LED light campus changeover	CHCCCS	\$94,014	24	COMPLETED
23-24	54-panel solar panel pedestal with battery storage and EV charging station (a)	Orange County Schools	\$188,029	36	In progress
24-25	Shade For Schools	Trees for the Triangle	\$50,000	172	In progress
24-25	Rooftop Solar on Habitat Homes	Habitat for Humanity	\$50,000	22	COMPLETE
24-25	Peach Apartments Solar Project	Empowerment	\$19,800	11	In progress
24-25	Nature Based Solutions at the Confluence Natural Area	Eno River Association	\$22,600	23	In progress
24-25	St. Joseph's CME Church Solar Project	Solar Equity	\$50,000	6	In progress
24-25	Orange County Green Infrastructure Workforce Development Program	Urban Sustainability Solutions	\$58,100	9	COMPLETE
24-25	Food Forest	Jubilee Healing Farm	\$12,000	14	In progress

(a) Installing two 54 panel bi-facial solar pedestals and fast charger to power electric school buses

(b) Northside Elementary School solar installation project is complete; working on leveraging direct pay funding to be able to complete a solar installation project on Morris Grove Elementary now.



**Community Climate Action
Grant (CCAG)
Project Selection FY25-26**

January 20, 2026

CCAG Background

Community Climate Action Grant:

- Established in **FY 2019–20** to support community led climate action
- In its **sixth year**, with increasing impact, demand, and community engagement
- Complements and advances Orange County's **Climate Action Plan** by funding projects that reduce emissions, build resilience, and deliver community co-benefits
- Board-approved scoring and eligibility guidelines
- Projects prioritized for **social justice and racial equity benefits**

CCAG Eligibility Guidelines

- Non-profits, public entities, and small businesses
- All funds spent in Orange County
- Must have legal standing to receive funds
- Ongoing projects eligible if expanding or accelerating
- Replacement and repair projects are eligible if not likely to be funded within 5 years

CCAG Scoring Criteria

- 26-point scale
 - **Social Justice and Racial Equity (6pts)**
 - **GHG emissions reduced (4 pts)**
 - **Efficient use of Funds (4 pts)**
 - **Capacity of Applicant (3 pts)**
 - **Local Economic Development (3 pts)**
 - **Amount and Duration of Engagement (3 pts)**
 - **Time to complete (3 pts)**

**All applications are reviewed and scored by the Commission for the Environment and the Human Relations Commission*

New This Year

- **Community Outreach**
 - Signage
 - Promoted at Ag Summit
 - Targeted email list
 - Various media
- **New Grant Portal Launched**
 - 16 applications!
- **Diverse and Innovative Projects**
 - solar, nature-based, energy efficiency, micro-mobility
- \$619,095 in grant funding requested (\$267,750 available)



APPLY TODAY! **Community Climate Action Grant Program**

The **Community Climate Action Grant Program** is dedicated to accelerating climate change mitigation actions in Orange County. All public and non-profit entities and small businesses are eligible to apply.

We are looking for great project ideas that help reduce greenhouse gas emissions and make a positive impact in our community.

Applications must be received by August 15, 2025.

For more information, visit www.orangecountync.gov/CCAG
Or contact Orange County Sustainability at sustainability@orangecountync.gov

ORANGE COUNTY
NORTH CAROLINA

Advisory Board Recommendations:

- 8 projects recommended for full/partial funding
- Partial funding was applied when projects:
 - Were designed to be scalable
 - Could leverage other funding sources
 - Applicants indicated they could successfully proceed with partial funding

Rank	Applicant Name	Project Name	Amount Requested	Recommended Funding	Total Score (out of 26)
1	Table Ministries, Inc.	Twin Creeks Farm Expansion	\$50,000	\$30,000	21.57
2	Urban Sustainability Solutions, Inc.	High-School Students Installing Riparian Buffers	\$52,000	\$38,000	21.35
3	Habitat for Humanity of Orange County, NC	Weatherization & Disaster Resilient Housing	\$150,000	\$0	20.56
4	Town of Carrboro	Carrboro Energy Efficiency Program	\$29,145	\$29,145	20.31
5	Trees for the Triangle	Tree Planting and Education	\$50,000	\$30,000	20.10
6	Red Hawk Farm, LLC	Renewable Energy Infrastructure for the Future of Farms	\$30,000	\$30,000	19.74
7	Upstream Works — on behalf of Carolina Community Compost	Carolina Community Compost	\$30,478	\$21,300	19.70
8	Weaver Community Housing Association	Energy Efficient Windows Installation	\$61,352	\$61,305	18.64
9	Hillsborough Community Garden	Solar powered community garden irrigation	\$18,000	\$0	18.27
10	Solar Equity Inc.	St. Joseph's CME Church Solar Project	\$28,000	\$28,000	17.83
11	Pee Wee Homes	Native focused landscaping for 10 dignified and affordable tiny homes	\$4,000	\$0	17.68
12	Town of Chapel Hill	Extension of E-Bike Lending Library Program	\$25,920	\$0	16.58
13	Town of Carrboro	E-Bike Voucher and Education Program	\$33,400	\$0	16.09
14	The Arts Center	Cellular Blinds for The Arts Center	\$21,800	\$0	15.73
15	Carolina Advocates for Climate, Health, and Equity	Climate-informed Prenatal Care	\$10,000	\$0	15.29
16	Bluestem Community NC	Rooftop Solar Installation for Bluestem Community NC	\$25,000	\$0	14.67
Total			Total Amount Requested \$619,095	Total Amount Recommended \$267,750	

2025 Project Highlights

Drakeford Library

Rooftop solar & educational signage
Expanding renewable energy while creating learning opportunities



Urban Sustainability Solutions

Green infrastructure & workforce development
Partnering with schools to manage stormwater and build career pathways



Trees for the Triangle

Tree planting in schools
Increasing tree canopy and engaging students



Binkley Baptist Church

Rooftop solar
Advancing clean energy through on-site renewable generation



**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 6-b**

SUBJECT: Condominium Agreement with the Town of Carrboro for the Operation of the Drakeford Library Complex

DEPARTMENT: Asset Management Services
(AMS)

ATTACHMENT(S):

- 1) Condominium Declaration of Covenants – Red Line Version
- 2) Condominium Declaration of Covenants – Final Version
- 3) Specialty Warranty Deed to Orange County
- 4) Special Condominium Warranty Deed to Orange County – Unit 1
- 5) Special Condominium Warranty Deed to Orange County – Unit 2
- 6) Survey of Drakeford Library Complex
- 7) Condominium Plat
- 8) PowerPoint Presentation

INFORMATION CONTACT:

Alan Dorman, AMS Director, 919-245-2627

PURPOSE: To review the Condominium Agreement, Deeds, Plat, and Survey for the Drakeford Library Complex and authorize the County Manager to sign the documents upon final approval of the County Attorney.

BACKGROUND: At its Business meeting on January 21, 2025, the Board of County Commissioners approved a temporary Memorandum of Understanding (“MOU”) between Orange County and the Town of Carrboro to operate the Drakeford Library Complex until a condominium agreement could be finalized. The Condominium Agreement, Deeds, Survey, and Plat have been finalized by staff for approval by the Orange County Board of Commissioners and the Carrboro Town Council.

At its Business meeting on July 8, 2025, the Board reviewed the condominium documents and asked for several changes to those documents. The County and Carrboro have worked through those requested changes, and the final copy is provided as Attachment 2. The changes between the July 8th version and the current final version (Attachment 2) are detailed in the red-lined version of the agreement provided in Attachment 1.

The following outlines the major changes between the original version presented to the Board on July 8, 2025 and the current final version the Board is being asked to approve tonight:

- WITNESSETH – The new version explicitly recognizes the MOU and outlines the purpose of the MOU, including further defining and delineating the roles and responsibilities of the parties operating the Condominium.
- Article I – Section 11 – Allows for disputes not resolved by the association to go through a mediation process.
- Article II – Section 3 – Establishes that if either party charges for parking, the parties shall establish rules and regulations which must be approved by the Executive Board, and any rules and regulations shall be documented in the MOU. It also specifies that at no time will there be a charge for parking for spaces designated for Library patrons.
- Article VI – Section 4 – Outlines the provision of custodial and security services and that further details will be provided in the MOU.
- Article VIII – Section 8 – Details that the Drakeford will be available as an election site, as detailed in the MOU.
- Bylaws – Article II – Sections 1, 2 – The Executive Board will be made up of four (4) members, up from two (2). The 4 members would be the Town Manager and County Manager, and a designee appointed by each manager.
- Bylaws – Article II – Section 2 – Outlines the appointment of an interim member to the Executive Board given the death, resignation, or removal of a Town or County Manager.
- Bylaws - Article IV – Section 2, Subsection I – Establishment of the Drakeford Facility Operations Committee to be detailed in the MOU.
- Bylaws - Article IV – Section 2, Subsection j – Establishes the use of dispute resolution.

The Carrboro Town Council approved the prior Condominium agreement and related materials at its meeting on June 17, 2025. If the Board of Commissioners approves the condominium agreement as currently drafted, the Carrboro Town Council will consider re-approval in February.

Memorandum of Understanding

As described in the Condominium Documents, a Memorandum of Understanding (MOU) between Orange County and the Town of Carrboro will provide additional details about the operation of the Drakeford Library Complex. A version of the MOU was provided to the Board of Commissioners at the July 8, 2025 Business meeting. However, based on the changes in the Condominium Agreement, the MOU is currently being reviewed by Town and County staff and will be presented at a later date to both governing boards for final approval.

FINANCIAL IMPACT: This item has no direct financial impact, as the County's cost to operate the Drakeford Library Complex was included in the approved FY 2025-26 budget.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **MISSION STATEMENT** – Orange County is a visionary leader in providing governmental services valued by our community, beyond those required by law, in an equitable, sustainable, innovative and efficient way.

RECOMMENDATION(S): The Manager recommends that the Board review the Condominium Agreement, Deeds, Plat, and Survey for the Drakeford Library Complex and authorize the County Manager to sign the documents upon final approval of the County Attorney.

Prepared by and return to: Wayne R. Hadler, Beemer, Hadler & Willett, P.A.

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF
DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT, A CONDOMINIUM**

This DECLARATION, made on the date hereinafter set forth by **TOWN OF CARRBORO**, a North Carolina municipal corporation, hereafter referred to as the “**Town**” and **THE COUNTY OF ORANGE**, a North Carolina county, hereafter referred to as the “**County**”, the Town and County are collectively, the “**Declarant**” or “**Parties**”.

WITNESSETH:

WHEREAS, Declarant is the owner of certain property located on the east side of South Greensboro Street, Chapel Hill Township, Orange County, North Carolina, and more particularly described ~~as follows (herein “Property”):~~ in Exhibit “A” attached hereto and incorporated herein by reference.

~~BEING all of that property consisting of 0.937 acres, more or less, as shown on a map and survey entitled “Drakeford Library Complex Condominium Project (Property of Town of Carrboro & Orange County) prepared by Freehold Land Surveys, Inc., last revised March 3, 2025, and recorded in Plat Book __, Page __, Orange County Registry, to which map reference is made for a more particular description of same. — PIN: 9778-85-7932~~

WHEREAS, Declarant has planned, designed and constructed an approximately 124,685 gross square foot building, site improvements and associated parking including a multi-level parking deck on the Property, and now wishes to create condominium units or “units” as those are defined under the provisions the North Carolina Condominium Act and to convey the same to the Town and County subject to the covenants, conditions and restrictions herein reserved to be kept and observed and that incorporates and reflects to the extent possible the terms and

conditions of the Town and County executed Development Agreement Regarding South Greensboro Street Property dated the 4th day of December, 2017, and any amendments thereto; ~~and~~

WHEREAS, Declarant desires and intends by the filing of this Declaration, to submit the ~~above real property~~ described ~~property in Exhibit "A"~~ and all improvements constructed, together with all appurtenances thereto, ~~to complying with~~ the provisions of the North Carolina Condominium Act (Chapter 47C, North Carolina General Statutes);

AND WHEREAS, Declarant may also execute on or before the recording of this Declaration an Amended Memorandum of Understanding ("MOU") intended to further define and delineate roles and responsibilities, outline communication, financial and other expectations of the Parties in operating the Condominium.

____ NOW, THEREFORE, Declarant hereby declares that all of the Property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

PART 1

DEFINITIONS

The Definitions set forth in N.C.G.S. §47C-1-103 shall apply to this Declaration and are incorporated herein, except that the terms listed below shall have the specific meanings stated:

Section 1:— **“Allocated interests”** means the undivided interest in the Common Elements, ~~and~~ Common Expense liability ~~and votes~~ in the Association, allocated to each Unit. The initial Allocated Interests are shown on Exhibit B.

Section 2:— **“Association”** means Drakeford Library Complex Condominium Owners Association, an unincorporated non-profit association, its successors and assigns.

Section 3:— **“Bylaws”** means the Bylaws of the Association as they may be amended from time to time. A copy of the initial Bylaws is attached hereto as Exhibit C.

Section 4:— **“Common elements”** means all portions of a condominium other than the Units.

Section 5: **“Common expense liability”** means the liability for common expenses allocated to each unit pursuant to G.S. 47-2-107.

Section 6:— **“Condominium”** means “Drakeford Library Complex Condominium Project”, it being real estate, portions of which are designated for separate ownership by the Town and County and the remainder of which is designated for common ownership

solely by the Town and County owners of those portions. ~~The~~The common elements are vested in the unit owners.

a

~~common elements are vested in the unit owners.~~

Section 7:— **“Declarant”** means **TOWN OF CARRBORO**, a North Carolina municipal corporation, its successors and assigns, and **THE COUNTY OF ORANGE**, a North Carolina county, its successors and assigns.

Section 8:— **“Declaration”** means this Declaration of Covenants, Conditions and Restrictions.

Section 9:— **“Development rights”** means any right or combination of rights reserved by Declarant to add real estate to a condominium; to create units, common elements, or limited common elements within a condominium; to subdivide units or convert units into common elements; or to withdraw real estate from a condominium.

Section 10:— **“Executive ~~board~~Board”** means the body designated in the Declaration to act on behalf of the Association. During any period where the Town or County are the only Unit Owners, the Executive Board shall be: the Town Manager and a designee appointed by the Town Manager and employed by the Town as staff; and the County Manager, and a designee appointed by the County Manager and employed by the County as staff.

Section 11:— **“Identifying number”** means a symbol or address that identifies only one unit in a condominium. For example, Unit 1 is the County Unit and Unit 2 is the Town Unit.

Section 12:— **“Lessee”** or **“Tenant”** means the party entitled to a present possession of a leased unit or portion of a leased unit whether lessee, tenant, sublessee, subtenant or assignee.

Section 13:— **“Limited common element”** means a portion of the common elements allocated by the Declaration or by operation of G.S. 47C-2-102(2) or (4) for the exclusive use of one or more but fewer than all of the Units.

Section 14:— **“Period of Declarant Control”** means the period commencing on the date hereof and continuing until one hundred (100) percent of the Units have been conveyed, or ~~(*)~~ the date upon which Declarant voluntarily surrenders control of the condominium, whichever date is first to occur, however, any Special Declarant Rights shall remain in force, to the extent applicable after one hundred percent of the Units have been conveyed.

Section 15:— **“Person”** means every natural person, corporation, business trust, estate trust partnership, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity. As defined a person is entitled to hold membership in the Association.

~~hold membership in the Association.~~

Section 16: **“Plats and Plans”** means the plats and plans recorded in Plat Book _____, _____, Page _____

_____ at Orange County Register of Deeds, ~~and constituting a part hereof~~, as the same may be amended from time to time.

Section 17: ~~“Real estate~~ **“Property”** means any leasehold or other estate or interest in, over, or under land, including structures, fixtures, and other improvements and interests which by custom, usage, or law, pass with a conveyance of land and includes parcels, with or without upper or lower boundaries, and spaces that may be filled with air or water.

Section 18:—_____ **“Special declarant rights”** mean rights, if any, reserved for the benefit of declarant as defined in G.S. 47C-1-103 (23) and as further set forth in Part II, Article I, Section 10 below.

Section 19: **“Unit”** means a physical portion of the condominium designated for separate ownership or occupancy as shown on the recorded plats and plans, the boundaries of which are described pursuant to G.S. 47C-2-105(a)(5).

Section 20:—**“Unit owner”** means Declarant or any other person who owns a fee simple title to any Unit which is a part of the Property, together with an undivided interest in the common elements, but excluding those having such interest merely as security for the performance of an obligation.

PART II - DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

ARTICLE I

GENERAL

Section 1:— **Submission of Property to G.S. §47-C.** Declarant hereby submits the Property to the provisions of G.S. §47-C. The Property will be administered in accordance with the provisions of §47-C, the Declaration, and the Bylaws.

Section 2:— **Condominium Name.** The name of the condominium shall be “Drakeford Library Complex Condominium Project.”

Section 3:— **Condominium Location.** The Property is located on 203 South Greensboro Street, Carrboro in Orange County, North Carolina.

Section 4:— **Maximum Number of Declarant Created Units.** The maximum number of Units that Declarant reserves the right to create is two (2).

Section 5:— **Establishment of Units.** Declarant does hereby establish within the Property two (2) Units, and does hereby designate the ~~such~~ Units for separate ownership. Pursuant to that certain Development Agreement between the Town and County, Declarant Town shall own one (1) Unit and Declarant County shall own one (1) Unit. Reference is hereby made to the Plats and Plans for a separate description of the boundaries of each Unit, identified by number, said Plats and Plans being by this reference incorporated herein.

Section 6:— **Subdivision of Units.** Pursuant to G.S. §47C-2-113 Unit Owners shall be entitled to subdivide its respective Unit into a maximum of five (5) additional Units. The Association, at the sole expense of the unit owner, shall prepare, execute, and record an amendment to the declaration, including the plats and plans, subdividing the Unit.

Section 7:— **Association Membership.** Each Unit Owner shall be a member of the Association.

Section 8:— **Limited Common Elements.** There are no Limited Common Elements with the exception of the parking spaces as provided in Article II, Section 3 and the Limited Common Elements created under Article V.

Section 9:— **Insurance.** Insurance policies upon the condominium (other than title insurance) shall be purchased by the Association in the name of the Executive Board of the Association, as trustees for the condominium Unit Owners and their respective mortgagees, if any, as their interest may appear, and shall provide for the issuance of certificates or mortgage endorsements to the holders of first mortgages on the condominium Unit(s) secured; and, if the companies writing such policies will agree, the policies shall provide that the insurer waives its rights of subrogation as to any claims against condominium Unit Owners, the Association and their respective servants, agents and guests. The Association shall maintain replacement cost coverage of the original Building, Parking Deck

Common Elements, and all other Common Elements and Units as further described herein. Each condominium Unit Owner shall have the option, but not the requirement to obtain insurance, at its own expense, affording coverage upon its condominium Unit, its personal property and for its personal liability and as may be permitted or required by law, but all such insurance shall contain the same waiver of subrogation as that referred to above if the same is available. The Parties' MOU, and any amendments thereto, may provide further information regarding the casualty insurance requirements.

Section 10:— Special Declarant Rights. Declarant reserves the following Special Declarant Rights for the entire Property, which shall be exercisable during the Period of Declarant Control or until such time as the Town and County agree in writing to terminate these rights:

- ~~(a)~~ (a) To complete any and all improvements indicated on the Plats and Plans;
- (b) To create additional limited common elements within the Condominium; and
- ~~(b)~~ (c) To approve all nameplates and signage attached to the exterior of the Condominium, and to provide uniform appearance and location.

Section 11: Dispute Resolution. Any dispute not resolved by the Association or Members shall comply with prelitigation mediation of condominium disputes as set forth in Chapter 7A of the North Carolina General Statutes ("NCGS") specifically complying with NCGS 7A-38.3F.

ARTICLE II

PROPERTY RIGHTS

Section 1:— Ownership of a Unit shall vest fee simple title to ~~such~~the Unit in the Unit Owner.

Section 2:— Every Unit Owner shall own an undivided interest in the Common Elements and shall have a right and easement of enjoyment in the Common Elements which shall be appurtenant to and shall pass with the title to every Unit. The undivided interest in the Common Elements and the right and easement of enjoyment in such Common Elements ~~are~~is subject to the following:

- ~~(a)~~ (a) The Association shall have the right to adopt such rules and regulations as may be needed to regulate the use and enjoyment of the Common Elements, including the Limited Common Element parking spaces;
- ~~(b)~~ (b) Special Declarant rights as set forth in Article I, Section 10 ~~are limited~~

~~to including~~ the right to create additional limited common elements within a ~~condominium~~ the Condominium.

(e) (c) _____ The Association shall have the right to dedicate or transfer, or encumber all or any part of the Common Elements subject to approval by the Owners as provided in G.S. § 47C-3-112.

Section 3:— _____ The Association shall have the exclusive right to establish the rules and

regulations pursuant to which the Unit Owners, its employees, servants, invitees and lessees, may be entitled to use the Common Elements and any Limited Common Elements, including the right to make permanent and temporary assignments or allocations of parking spaces. The Town and County shall have the right, but not the obligation, to have municipal charged parking for one or more shared Common Element Parking spaces or any of its ~~Limited Common Element parking spaces, respective Limited Common Element parking spaces.~~ If the Town or County elect to have municipal charged parking, the Parties shall establish rules and regulations addressing legal, operational, financial and community considerations to be approved by the Executive Committee and the rules and regulations will be added as an amendment to the Parties' MOU. By way of example, the MOU will address municipal parking management structure, fee structure, enforcement and staff structure, revenue allocation, jurisdiction enforcement and community impact and public engagement. In the Event the Town or County elect to implement charges for municipal parking the County Limited Common Element parking spaces designated for Library use will remain free parking spaces at all times that the Library operates.

Section 4:— Subject to any rules and regulations established by the Association, a Unit Owner may delegate his right of enjoyment to all or a part of the Common Elements or to the extent applicable Limited Common Elements to a lessee the terms of which shall be properly set forth in a written lease, a copy of which shall be provided to the Association.

Section 5:— The Common Elements and any Limited Common Elements are not subject to partition, and any purported conveyance, encumbrance, judicial seal or other voluntary or involuntary transfer of an undivided interest in the Common Elements by a Unit Owner made without the Condominium Unit to which that interest is allocated is void. This provision shall not be construed to prevent Unit Owners from swapping or transferring Limited Common Element parking spaces with one another in a manner consistent with the rules and regulations authorized by this Declaration.

ARTICLE III

ALLOCATED INTERESTS

Section 1:— The table showing Unit numbers and their Allocated Interests is attached as Exhibit

B. These interests have been allocated in accordance with the formulas set out in this Article III. These formulas are to be used in reallocating interests if Units are added to the Condominium.

Section 2:— The interests allocated to each Unit have been calculated on the following formulas:

(a) The percentage of undivided interest in the Common Elements allocated to each Unit is based on the relative floor area of each Unit as compared to the floor

_____ area of all of the Units in the Condominium.

(b) The percentage of liability for Common Expenses (and Limited Common Elements) allocated to each Unit is 53.6% for the County and 46.4% for the Town and is based on the relative floor area of each Unit as compared to the floor area of the two (2) Units in the Condominium. Nothing contained in this Subsection shall prohibit certain Common Expenses from being apportioned to particular Units under Article IV of this Declaration.

(c) ~~The~~Except for an Amendment to this Declaration which is subject to the requirements of Article XI, Section 5 below, the vote in the Association allocated to each Unit is 50% and is not based on the relative floor area of each Unit as compared to the floor area of all of the Units in the Condominium.

Section 3:— The effective date for assigning Allocated Interests to Units created pursuant to Declarant rights hereunder shall be the date on which this Declaration, Plats and Plans creating the Units is recorded in the Registry of Orange County, North Carolina and the two (2) Units created by Declarant are established and conveyed as set forth in Article I, Section 5.

ARTICLE IV

ASSESSMENT AND COLLECTION OF COMMON EXPENSES

Section 1:— The Declarant, for each Unit owned within the Property, and each Unit Owner by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, hereby covenants and agrees to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements and for the maintenance, reconstruction and repair of Common Elements. For so long as the Town and/or County own all Units of the Condominium, the Unit Owners may, upon written agreement, make proportional direct payments toward common expenses, capital improvements, maintenance, reconstruction and/or repair directly to vendors and other providers rather than assessments paid to the Association, provided that the allocation of direct payment to vendors or other providers by each Unit Owner is in accordance with Article III, Section 2(b). Except as provided in Section 2 of this Article IV, the liability of each Unit Owner for the Common Expenses of the Association shall be in accordance with

Article III, Section 2-(b). ~~In the event the Town and/or County no longer owns all Units of the Condominium,~~
~~any~~ Any assessment levied against a Unit remaining unpaid for a period of sixty (60) days or longer shall constitute as a lien on that Unit when filed of record in the office of the Clerk of Superior Court of Orange County and shall accrue interest at a rate set by the Association not to exceed 18% per annum, or the maximum interest rate allowed under the laws, it being the intent to allow the Association to accrue interest at the highest amount permissible under the law. The Association may bring an action at law against the Unit Owner, or foreclose the lien against the Property. Fees (including attorneys' fees), charges, late charges, fines, and interest are also enforceable as assessments. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessment shall not pass to his successors in title unless expressly assumed by them.

Section 2:— Any expense associated with the maintenance, repair or replacement of Limited Common Element parking spaces shall be assessed as a Common Expense and not against the Unit or Units to which the Limited Common Element is assigned. Any Common Expense for services provided by the Association to an individual Unit at the request of the Unit Owner shall be assessed against such Unit. Any charge for a utility service provided solely to a particular Unit or Units shall be assessed against such Unit or Units. Notwithstanding electricity and water shall be considered a Common Expense.

Section 3:— The lien of the assessments ~~provided for herein shall apply only in the event the Town and/or County are not Unit Owners. In that event the lien of assessment~~ provided for herein shall only be subordinate to the lien of any first mortgage and ad valorem taxes. Sale or transfer of any Unit shall not affect the assessment lien. The sale or transfer of any Unit pursuant to mortgage or tax foreclosure or any proceeding in lieu thereof, however, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. unless the assessment lien is a priority under North Carolina law and entitled to priority payment as part of the foreclosure proceeding. No sale or transfer shall relieve such Unit from liability for any assessments thereafter becoming due or from the lien thereof.

~~thereafter becoming due or from the lien thereof.~~

Section 4:— The annual assessments levied by the Association, shall be used exclusively to promote the recreation, health, safety and welfare of the Unit Owners, its employees, servants, guests, invitees and lessees and in particular for the acquisition, improvement and maintenance of the condominium, services and facilities devoted to this purpose, and for the use and enjoyment of the Common Elements.

Section 5:— The annual assessment shall be at the actual cost required for maintenance, repair and operation of the Condominium, plus reserves for future anticipated expenses. This provision shall remain effective during such time that the Units are owned by the County and Town.

Section 6:— Both annual and special assessments, if any, required shall be at the actual cost and promptly paid by the Unit Owners, promptly to be defined as within sixty (60) days of the assessment levy.

Section 7:— The annual assessments provided for herein shall commence upon the conveyance of the units to the Town and County.

Section 8: — Prior to the Town or County conveying any Unit to a third-party, an Amendment to Article IV of the Declaration will be filed to amend the provisions herein to be consistent with the needs and requirements of Unit ownership not held by the Town or County.

ARTICLE V **UNIT BOUNDARIES AND PARTY WALLS**

Section 1:— All finish flooring and any other materials constituting any part of the finished surfaces of the walls, floors, or ceilings are a part of the Units, pursuant to G.S. § 47C-2-102(1). To the extent any duct, wire, conduit, or any other fixtures lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated exclusively to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements, pursuant to G.S. §47C-2-102(2). Any decks, porches, balconies, patios and doors within the building or other fixtures designated to serve a single Unit but located outside the Unit's boundaries are Limited Common Elements allocated exclusively to that Unit. For purposes of clarification, the ducts, wire and

conduit serve the entire building, the Units and Common Elements. There is no separate electrical or HVAC for the Units. The Plans show designated exterior decks, balconies and porches are within each Unit's boundary.

Section 2:— Each wall which is built as a part of the original construction of a Unit and placed on the dividing line between the Units or between a Unit and Common Elements, to the extent applicable as shown on the Plats and Plans shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 3:— The cost of reasonable repair and maintenance of all party walls, all exterior building windows, and all exterior doors leading directly to the outside of the building shall be shared by the Unit Owners as set forth in Article III, Section 32 (b).

Section 4:— Notwithstanding any other provisions of this Article, a Unit Owner who by his negligent or willful act, or the negligent or willful act of the Unit Owner's guests, invitees, tenants or agents, causes party wall damage, or damage to Common Elements or Limited Common Elements shall bear the whole cost of furnishing the repair or maintenance of the damage caused.

Section 5:— The Association will insure the Unit as upfitted including wall coverings, finished floors, wall to wall carpeting, interior partitioning that is affixed to the Units, cabinets that are affixed to the Units, built in appliances, mechanical systems such as plumbing, heating ventilation, and air conditioning, electrical system and those portions of any wiring for communications systems such as telephone or computer that are built into the premises. The Unit Owner will be responsible to insure furniture, equipment, all personal property, computers, telephones, or other communications equipment, movable furnishings and decorative items, specialized equipment and trade fixtures, if any may be affixed. The Association will be responsible to insure the Heating and Air-conditioning system for the Units and Common Elements.

ARTICLE VI
EXTERIOR AND, INTERIOR MAINTENANCE, CUSTODIAL SERVICES AND SECURITY

Exterior

Section 1:— In addition to maintaining the Common Elements, the Association shall provide exterior maintenance for each Unit, whether part of the Unit or Common Elements to the extent applicable, which will be subject to the annual assessment, ~~if any,~~ or any special assessment hereunder, including the performance of the following, as needed: Paint; repair, replace and care of roofs; solar pads and panels; exterior building surfaces; trees; shrubs; walks; and other exterior improvements. Such exterior maintenance shall include glass surfaces. Maintenance, repair and replacement of glass surfaces shall be the responsibility of the Association. The repair and maintenance of Heating and Air-Conditioning system for the Units and Common Elements shall be the responsibility of the Association. For the period of time the Town and County are the sole Unit Owners of the Condominium, the Town will be responsible for engaging and completing all maintenance of the Common Elements subject to reimbursement from the County, all as set forth in the Parties' MOU, and any amendments thereto.

Section 2:— In the event that the need for maintenance, repair, or replacement to the Common Elements is caused through the willful or negligent act of a Unit Owner, guests, invitees, or tenants, the cost of such maintenance, replacement, or repairs shall be added to and become a part of the assessment to which such Unit is subject.

Interior

Section 3: All interior maintenance or repair of each Unit shall be the sole responsibility of the Unit Owner unless ~~the cause of~~ the maintenance or repair is due to items covered under exterior maintenance as defined in Section 1 above.

Custodial Services and Security

Section 4: Custodial Services and Security: The County shall provide daily custodial services for the Common Elements and Units subject to the terms and conditions set forth in the MOU, and any amendments thereto. Security for the Condominium building will be customary security consistent with the Town and County policies. The

[Parties may also engage private security services which, if engaged, will be as set forth in the Parties' MOU.](#)

ARTICLE VII

ARCHITECTURAL CONTROL

No building, fence, wall, or other structure or improvement shall be commenced, erected or maintained upon the condominium or upon the roof of the condominium, (including, but not limited to the installation of electrical wiring, television or radio antennae or satellite dish or other objects which may protrude through the walls or roof of the condominium), nor shall any exterior addition or change therein be made until the plans and specifications showing the

nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Executive Board. The Executive Board shall have the right to appoint an architectural review committee to establish guidelines for any additions or exterior modifications. Notwithstanding the foregoing, Unit Owner Town may, in its sole discretion, erect and install radio antennae upon the roof of the Condominium for use by its local radio station ~~tenant~~ without requiring approval of the Executive Board and/or Unit Owner County. Any additional installations of antennae or other exterior Technology Equipment requested by the Town or County for security or other purposes shall be reviewed and approved by the Executive Board.

ARTICLE VIII

USE RESTRICTIONS

~~Section 1: No~~ Section 1: During the period where the Units are owned by the Town and County,

no Unit shall be used except for municipal and county approved government function, including but not limited to the Orange County Southern Branch Library and related uses, County and Town offices, or other business and professional purposes and such use must conform to state and local zoning ordinances inasmuch as each Unit is hereby restricted to use by the Unit Owner thereof, his employees, servants, guests, invitees and lessees, for those uses and purposes permitted in the zoning district in which the Condominium is located, excluding those uses permitted therein only upon obtaining a special use permit or variance. Provided, however, with the prior written consent of the Association, a Unit Owner may seek a variance or special or conditional use permit, or other required regulatory approval (hereafter any of terms are "regulatory approval") and upon obtaining the same may engage in those uses of the Unit permitted by such regulatory approval subject to the further restrictions of this Declaration. Upon obtaining a regulatory approval, the Unit Owner shall file a certified copy thereof with the Secretary of the Association.

Section 2:— No noxious or offensive activity shall be conducted upon any Unit nor shall anything be done thereon which may be or may become an annoyance or nuisance.

Section 3:— No animals of any kind, except Service Animals as defined under the Americans with Disabilities Act for Title II (State and local government services) shall be kept or maintained in any Unit without permission of the Executive Board.

Section 4:— Except as provided in Article VII hereinabove, no outside radio or television

antennas, including satellite dishes or receivers shall be erected on any Unit unless and until permission for the same has been granted by the Executive Board. Permission will be contingent on evidencing that the proposed erection will not materially or negatively affect the Units or Common Elements.

~~unless and until permission for the same has been granted by the Executive Board. Permission will be contingent on evidencing that the proposed erection will not materially negatively affect the Units or Common Elements.~~

Section 5:— No signs may be placed in or on the common elements advertising or promoting a non-government business or business function. Notwithstanding the foregoing, Town’s local radio station tenant may place a sign advertising its radio station within the window of the radio studio space, which shall be part of the Town’s Unit as shown on the Condominium plats and plans. All signage shall be in compliance with the Town ordinance. No other signs shall be permitted on or about the Units, other than those signs specifically referred to in Article III, Section 10.

Section 6:— All window coverings (i.e., curtains, blinds, draperies, shades, etc.) shall appear white or off-white from the exterior, and are deemed the responsibility of the Unit Owner.

Section 7:— Unit Owners shall not park or store any camper, trailer, trailer vehicle, or similar vehicle within the Condominium including the parking deck unless approved in writing by the Executive Board. No trucks shall be permitted to park without Executive Board approval except for standard passenger vans, pickup trucks, or sport utility vehicle. No motor vehicle not currently registered, inspected and licensed shall be parked or stored anywhere ~~on~~within the ~~premises~~Property. Subject to any ~~existence~~existing requirement that the Town is responsible for towing any vehicle, the Association reserves the right to tow any vehicles in violation of this Section and charge the Unit Owner for the cost of towing. In no event shall the Association be held liable for the towing of any vehicle that is in violation of this Section. This provision shall not be construed to prevent delivery and/or maintenance trucks and vans providing services to the Unit Owners from parking temporarily within a designated delivery area, which designated delivery area may be established by the Association pursuant to Article II hereinabove.

Section 8: The Condominium shall be available as an election site if the Orange County Board of Elections authorizes the site for elections. The details of such use shall be as set forth in the Parties’ MOU.

ARTICLE IX

EASEMENTS

Section 1:— Easements for maintenance, repair or modification of utilities and drainage facilities are reserved as shown on the recorded Plats and Plans and other like easements may be granted by the Executive Board in the name of the Association for the benefit of the ~~condominium~~ Condominium and for the benefit of any Unit, including the right to install, lay, maintain, repair and replace, waterlines, pipes, sewer lines, storm drainage facilities, telephone wires, cable television wires and electrical conduits, wires over, under and along any portion of the Property, and the Owners of any Unit hereby grant to the Association an irrevocable power of attorney to execute, acknowledge and record for and in the name of each Unit Owner such instruments as may be necessary to effectuate the foregoing. Within these easements no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may obstruct or change the flow of drainage channels in the easements.

Section 2:— To the extent applicable, all Units and Common Elements shall be subject to easements for the encroachment of improvements constructed on adjacent Units by the Declarant to the extent that such improvements actually encroach.

Section 3:— Declarant shall have a reasonable construction easement across the Common Elements for the purpose of constructing unfinished or new improvements on the Units. Declarant shall also have such easements through the Common Elements as may be reasonably necessary for the purpose of discharging a Declarant's obligations or exercising Special Declarant Rights as provided herein. In the event Declarant in its construction activities causes any damage to the Common Elements it will repair the damage at its cost.

Section 4:— The Association shall have a right of entry upon the Units and any limited Common Elements to effect emergency repairs, and a reasonable right of entry upon the Units to effect other repairs, improvements, replacement or maintenance as necessary.

Section 5:— All easements granted herein are appurtenant to and shall run with the land, and shall inure to the benefit of and be binding upon the Declarant, the Association,

Owners, occupants, and mortgage holders, and any other person or entity having an interest in the condominium.

Section 6:— Each Unit Owner shall have an easement in common with the Owners of all other Units to use all chutes, flues, pipes, wires, ducts, cables, conduits, and public utilities serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the chutes, flues, pipes, wires, ducts, cables, conduits, and public utility lines, and other Common Elements serving such other Units and located in such Unit. The Executive Board, or its agents, shall have a right of access necessary to inspect the same, to remove violations therefrom, and to maintain, repair or replace the Common Elements contained therein or accessible therefrom, and to make emergency repairs therein necessary to prevent damage to the Common Elements or to another Unit or Units. Each Unit Owner specifically shall have an easement of access through all other Units as may be reasonably necessary to maintain, repair and replace all components of mechanical systems serving his Unit and to maintain, repair and replace those portions of his Unit or Limited Common Elements within his sphere of responsibility.

Section 7:— An easement is hereby established over the Common Elements for the benefit of applicable governmental agencies, utility companies and public service agencies as necessary for setting, removing and reading of meters, replacing and maintaining water, sewer and drainage facilities, electrical, telephone, gas and cable antenna lines, firefighting, garbage, collection, postal delivery, emergency and rescue activities and law enforcement activities.

Section 8:— An easement is hereby established, to the extent necessary in favor of the Town and County, ~~it~~ its guests, invitees, employees, agents and lessees for ingress, egress and regress over the common element parking deck driveways or lanes to allow proper access to parking. The Executive Board will further define in rules and regulations the limitations of access or use of the common element parking deck, including the hours of operation, and if applicable, any charges municipal public parking metering as described in Article II, Section 3 in this Declaration. The provisions of this Declaration ~~providing that~~ provide certain parking spaces are deemed limited common elements of ~~either the~~ Condominium ~~The~~ Town ~~or~~ shall have absolute control over its designated limited common element spaces and the County shall ~~be interpreted to apply~~ have absolute control over its limited common element spaces. The limited

common elements spaces of the Town and County and certain common element shared spaces are shown on the recorded Plans of the Condominium.

~~as a limitation on access to parking spaces.~~

ARTICLE X
RIGHT OF FIRST REFUSAL

Section 1: The Town and County agree that in the event either party intends to sell its interest in its Unit or any subsequent created Unit or Units, the selling party agrees that prior to listing or otherwise placing the Unit or Units up for bid or sale, the selling party shall provide the other party with written notice of its intent to sell the Unit or Units. The non-selling party shall have the exclusive option for a period of one hundred and twenty days (120) days from the date of receipt of such written notice to submit a written offer to purchase at a price agreeable to the ~~parties~~Parties. In the event the ~~parties~~Parties cannot agree upon a price for the Unit or Units to be sold, the ~~parties~~Parties shall both secure appraisals from a North Carolina licensed appraiser, and the purchase price for the Unit or Units to be sold shall be determined by calculating the average of the two appraisal valuations. In the event that the non-selling party determines that it shall not proceed with the purchase of the Unit or Units using the average between the two appraisal valuations, then in that event the selling party shall have the right to market and sell the Unit or Units, subject to complying with all state and or federal rules, regulations and requirements of the sale of real estate by a North Carolina County or Town. However, the non-selling party shall have ~~five (5)~~thirty (30) business days to match or exceed any 3rd party offer obtained by the selling party, and if matched or exceeded, closing must occur within 90 days of acceptance and the offer to purchase memorializing the agreement shall be devoid of closing contingencies. Notwithstanding, the non-selling party shall have a fair opportunity to inspect the property before entering executing the offer to purchase agreement.

Section 2: If the non-selling party determines that it will not purchase the Unit or Units, it shall notify the selling party in writing and provide public record notice of the termination of the rights provided for hereunder, on or before the conveyance of the selling party Unit or Units to the third-party purchaser, but the non-selling

party will retain its right of first refusal for any sale of the purchased Unit or Units by the third-party purchaser.

Section 3: This right of first refusal shall be binding upon ~~parties~~Parties, however the rights pursuant to this Article are “personal” to the Town and County and the Town and County shall have no obligation under the terms of this Article to any third-party purchaser, its successors and/or assigns.

Section 4: If any clause, provision or paragraph of this Article, shall for any reason, be held illegal, invalid, or unenforceable, such illegality, invalidity, or enforceability shall not affect any other clause, provision or paragraph hereof, and this Article shall be construed and enforced as if such illegal, invalid, or unenforceable clause, paragraph or other provision had not been contained herein.

Section 5: This Article shall be effective upon the recording of this Declaration and continue for a period of ~~fifteen (15)~~thirty (30) years, however, either party shall have the right to renew the first right of refusal for additional ~~fifteen (15)~~thirty (30) year periods by providing written public record notice on or before thirty (30) days prior to the end of the each ~~fifteen (15)~~thirty (30) year period.

ARTICLE XI

GENERAL PROVISIONS

Section 1:— All powers granted in the Declaration or the Bylaws to the Association shall be exercisable by the Executive Board, except as expressly provided in the Declaration, the Bylaws, or G.S. § 47-C.

Section 2:— The Association may adopt and enforce reasonable rules and regulations not in conflict with the Declaration and supplementary thereto, as more fully provided in the Bylaws and MOU.

Section 3:— The Association shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration and the Bylaws

_____ of the Association. Failure by the Association to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so

thereafter. Upon notice to the Association of a violation hereunder and a failure of the Association to take action upon said violation within 90 days, any Unit Owner, or other holder of an interest in the condominium may undertake the enforcement of the provisions of the Declaration at his own expense.

Section 4:—Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 5:—The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first 20-year period and during any successive periods of ten (10) years, by an instrument signed by Unit Owners with not less than ~~one hundred (100)~~eighty (80) percent of the ~~Unit Owners, and thereafter by an instrument signed by not less than one hundred (100) percent of the Owners. Any amendment must be recorded. For purposes~~Undivided Allocated Interests of ~~an amendment~~Units, as set forth in Exhibit B to this Declaration, or any amendment to Exhibit B resulting from a subdivision of a Unit ~~Owner shall be entitled to one vote for each unit owned regardless of the percentage of allocated interest associated with the ownership of the Unit, or Units as allowed by this Declaration.~~

Section 6:—The fiscal year of the Association shall begin on the first day of January and end the 31st day of December of each year, except that the first fiscal year shall begin on the date of recording this Declaration.

IN WITNESS WHEREOF, Declarant of this Declaration has caused this instrument to be executed in its name as ~~s~~duly authorized by County and Town, this _____ day of _____, 2026.

SIGNATURE AND NOTARY PAGE TO FOLLOW _____

**THE COUNTY OF ORANGE,
a body politic and corporate,
a political subdivision of the State of North Carolina**

(Seal)

Jean Hamilton
Chair
Orange County, North Carolina
Board of Commissioners

(Seal)

Laura Jensen, Clerk
Orange County, North Carolina
Board of Commissioners

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, _____, Notary
Public for the County of _____, State of North Carolina, certify
that LAURA JENSEN, personally appeared before me on the
_____ day of ~~2023~~ January, 2026 and acknowledged that she is the Clerk to the Board of
Orange County, North Carolina, Board of County Commissioners, and to verify Jean Hamilton's
execution of this North Carolina Special Warranty Deed, conveying real property, that Jean
Hamilton is Chair of the Orange County Board of Commissioners and signed in that capacity.

Witness my hand and official stamp or seal, this the _____ day of ~~2023~~ January, 2026.

Notary Public
My Commission Expires: _____

EXHIBIT "A" TO DECLARATION
DESCRIPTION OF LAND ~~AND UNITS~~

BEING all of that property consisting of 0.937 acres, more or less, as shown on a map and survey entitled "Drakeford Library Complex Condominium Project" (Property of Town of Carrboro & Orange County) prepared by Freehold Land Surveys, Inc., last revised March 3, 2025, and recorded in Plat Book _____, Page _____, Orange County Registry, to which map reference is made for a more particular description of same. PIN: 9778-85-7932

~~TO — BE — ADDED~~
~~WHEN SURVEY COMPLETED~~

EXHIBIT B

INITIAL UNDIVIDED ALLOCATED INTEREST OF UNITS

<u>Unit Number</u>	<u>Square Feet</u>	<u>Percentage Share</u>
1	19,581.14	53.6%
2	16,946.37	46.4%
TOTAL		100%

<u>Unit Number</u>	<u>Square Feet</u>	<u>Percentage Share</u>
<u>1</u>	<u>19,581.14</u>	<u>53.6%</u>
<u>2</u>	<u>16,946.37</u>	<u>46.4%</u>
<u>TOTAL</u>		<u>100%</u>

EXHIBIT C

BYLAWS OF ~~ORANGE COUNTY AND CARRBORO~~
DRAKEFORD LIBRARY ~~AND OFFICE COMPLEX~~ CONDOMINIUM, OWNERS
ASSOCIATION,
a an unincorporated non-profit association

ARTICLE I

MEETINGS OF MEMBERS

Section 1:— The first annual meeting of the members shall be held within one year from the date of formation of the Association, and each subsequent regular annual meeting of the members shall be held on ~~the same day and the same month of each year thereafter~~ a date within thirty (30) days of the one-year anniversary of the last annual meeting. Meetings will not be scheduled on a date that is a legal holiday. Meetings may be held live, virtually or in combination, and members shall be considered present if the meeting is held virtually in whole or in combination.

Section 2:— Special meetings of the members may be called at any time by the president or the Executive Board, or upon written request of ~~20~~25% of the members, pursuant to G.S. § 47C-3-108.

~~G.S. § 47C-3-108.~~

Section 3:— Written notice of each meeting shall be given by, or at the direction of, the secretary or person(s) authorized to call the meeting, by hand delivering, facsimile, email, or mailing a copy of such notice, postage prepaid, at least 10 days and not more than 45 days before such meeting to each member as provided in G.S. § 47C-3-108.

Section 4:— The Executive Board shall develop a budget that is approved and adopted by the Town and County as part of the annual budget approval process for the Town and County. ~~w.~~

Section 5:— The presence at the meeting of members or proxies entitled to cast fifty one percent (~~50~~51%) of the votes shall constitute a quorum for any action except as otherwise provided by law.

Section 6:— Every Unit Owner shall be entitled to cast the number or percentage of votes as provided in the Declaration for the Units owned by such member. Notwithstanding the above, amendments to the Declaration shall be voted as set forth in Article ~~XI~~XI, Section 5 of the Declaration.

Section 7:— Pursuant to G.S. § 47C-3-~~140~~110, votes allocated to a Unit may be cast pursuant to a dated written proxy signed by a Unit Owner. A Unit Owner may not revoke a

proxy except by written notice delivered to the person presiding over a meeting of the Association.

A proxy terminates one year after its date, unless it specifies a shorter term.

Section 8: In the event the Town or County do not own one or both of the Units, this Article ~~1~~ will be amended at a regular or special meeting of the members. The members shall review and revise these bylaws, and to the extent necessary amend the Declaration to be consistent with their new member ownership. By way of example, but not limitation, Section 4 of this Article would no longer apply and would require deletion in full.

ARTICLE II

OFFICERS AND EXECUTIVE BOARD: SELECTION: TERM OF OFFICE

Section 1:— The affairs of the Association shall be managed by an Executive Board of at least ~~two~~ four (4) members, who shall be entitled to act on behalf of the Association. The Executive Board ~~shall~~ Members shall be the Town Manager and a designee appointed by the Town Manager and employed by the Town as staff; and the County Manager, ~~and a designee appointed by the County Manager and employed by the County as staff.~~

Section 2:— Any Executive Board member, may be removed in accordance with G.S. § 47C-3-103(b). In the event of death, resignation or removal of ~~a director, his successor~~ an individual serving in capacity as Town Manager or County Manager, the replacement Town Manager, County Manager, shall be appointed by their respective elected Board of County Commissioners or Town Council. In Any interim appointment shall be selected by a majority of the members voting at made within 45 days of the vacancy. In the event of death, resignation or removal of a meeting when designee appointed by the Town Manager, the replacement designee shall be appointed by the Town Manager within 45 days of the triggering event. In the event of death, resignation or removal of a quorum is present, designee appointed by the County Manager, the replacement designee shall be appointed by the County Manager within 45 days of the triggering event. The successor shall serve the remainder of the term.

Section 3:— No Executive Board member shall receive compensation for any service he may render to the Association outside of his or her normal employment as an employee of the Town or County. However, with the prior approval of the Executive Board, any Executive Board member may be reimbursed for actual expenses incurred in the

performance of his duties.

Section 4:— The Executive Board shall have the right to take any action in the absence of a meeting which they could take at a duly held meeting by obtaining the written consent of the other Executive Board members to the action. Any action so approved shall be filed in the Association books and records and shall have the same effect as though taken at a meeting of the Executive Board.

ARTICLE III

MEETINGS OF EXECUTIVE BOARD

Section 1: Meetings of the Executive Board shall be as deemed necessary by the Board,

without notice, or as determined by the Board, at such place and hour as may be fixed from time to time by resolution of the ~~board~~Board. Special meetings of the Executive Board may be called by any member of the Executive Board, after not less than three (3) days-notice to the other Executive Board ~~member~~members.

Section 2:— A majority of the Executive Board members shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Executive Board members present at a duly held meeting shall be regarded as the act of the board.

ARTICLE IV

POWERS AND DUTIES OF THE EXECUTIVE BOARD

Section 1:— Subject to the provisions contained herein and applicable law, the Executive Board shall have the power and authority to exercise all the rights of the Association, including, but not limited to:

- ~~(a)~~ (a) Adopt rules and regulations governing the use of the common area and facilities, the personal conduct of the members and their guests thereon, and establish penalties for the infraction thereof;
- ~~(b)~~ (b) Employ a professional property manager, an independent contractor, or other employees as they deem necessary, and prescribe their duties; provided always, any contract for professional management must contain a clause requiring not more than 90 days termination notice;
- ~~(c)~~ (c) Procure, maintain and pay premiums on an insurance master policy(s) and equitably assess the Owners of the same for their prorata portion of such expense, and to procure and maintain liability insurance for the Board of Directors;
- ~~(d)~~ (d) Impose and receive any payments, fees, or charges for the use, rental, or operation of the Common Elements other than for service provided to Unit Owners;
and
- ~~(e)~~ (e) Exercise all other powers that may be exercised in this state by legal entities of the same type as the Association;
- ~~(f)~~ (f) Exercise any other powers necessary and proper for the governance
and

operation of the Association; and

~~(g) Have and to exercise~~(g) Exercise any and all powers, rights and privileges which ~~aan~~ unincorporated non-profit association of the State of North Carolina by law may now or hereafter have or exercise.

Section 2:—It shall be the duty of the Executive Board to:

~~(a)~~ (a) Cause the Common Elements to be maintained, repaired, and replaced as necessary, and to assess the Unit Owners to recover the cost of the upkeep of the Common Elements;

(b) It shall be the duty of the Executive Board to consider the establishment and maintenance of capital reserves for future anticipated Common Element expense and have a study to be conducted once every five (5) years to evaluate and recommend the current and projected capital reserve requirements for the Condominium;

~~(b)~~ (c) Serve as the architectural committee, or the right to delegate that responsibility;

~~(e)~~ (d) Keep a complete record of all its acts and corporate affairs and present a statement thereof to the members at the annual meeting, or at any special meeting when such statement is requested in a writing signed by ~~54~~50% of the members;

~~(d)~~ (e) Supervise all officers, agents and employees, if any, of the Association, and see that their duties are properly performed;

~~(e)~~ (f) Create ~~a yan~~ annual assessment budget and the mechanism for the Town and County to promptly collect and pay for all Association obligations to maintain the Common Elements;

~~(f)~~ (g) Procure and maintain, at all times, adequate replacement coverage hazard insurance on the property owned by the Association and all property for which the Association has the duty to maintain, and sufficient liability insurance to adequately protect the Association as provided in G.S. § 47C-3-113; ~~and~~

~~(g)~~ (h) Cause all officers or employees, including officers and employees of professional management, having fiscal responsibilities to be bonded, as it may deem appropriate;

(i) Cause the establishment and appointment of members to a committee known as the Drakeford Facility Operations Committee, as outlined in the Memorandum of Understanding (the “MOU”). The Drakeford Facility Operations Facility Committee

will be responsible for daily operations of the facility and for developing and implementing the Drakeford Policies and Procedures Manual. The policies and procedures in the manual will be approved by the Executive Board.

(j) If the Executive Board cannot agree by majority vote on one or more of its obligations the Board shall utilize a dispute resolution mechanism to resolve the situation. By way of example and not limitation, if the Executive Board cannot by majority vote agree on a necessary capital reserve budget, the Executive Board can agree upon a third-party mediator to facilitate a solution or hire a third-party arbitrator, with binding or non-binding arbitration, engage an expert on the matter in conflict and agree to resolve the problem with the expert opinion, or any other agreed upon dispute resolution. If necessary, the provisions for Dispute Resolution set forth in Part II, Article 1, Section 11 of the Declaration is also available.

ARTICLE V

OFFICERS AND THEIR DUTIES

Section 1: The officers of this Association shall be a president, vice-president, and secretary/treasurer. The officers shall be appointed by the Executive Board ~~from~~. An Executive Board member can also be an officer and an Executive Board Member may hold more than one office (eg. president and treasurer).

~~among the members of the Executive Board. An Executive Board member can also be an officer.~~

(a) The president shall preside at all meetings of the Executive Board; see that orders and resolutions of the Executive Board are carried out; sign all leases, mortgages, deeds and other written instruments and may co-sign all checks and ~~(a)~~ promissory notes. ~~However, the president may elect to have the property manager be responsible for daily operation and for the manager to have periodic meetings~~

~~to correctly oversee the Association.~~

~~(b)~~ (b) The vice-president shall act in the place of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Executive Board.

~~(c)~~ (c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Executive Board and of the members; serve notice of meetings of the Executive Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; prepare, execute, certify, and record amendments to the Declaration on behalf of the Association; and perform such other duties as required by the Executive Board.

~~(d)~~ (d) The treasurer shall have authority to disburse such funds related to the affairs of the Association as directed by the Executive Board; may sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a certified public accountant or other person suitable to the Executive Board at the completion of each fiscal year; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its annual meeting, and deliver a copy to each member. ~~The~~ In the event a property manager is employed by the Association, the Treasurer with the consent of the Board may ~~can~~ assign ~~any of these activities~~ duties to the ~~Property Manager~~ property manager.

ARTICLE VI **BOOKS AND RECORDS**

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration and Bylaws of the Association shall be available for inspection by any member at the principal office of the Association.

~~ARTICLE VII SEAL~~
~~N/A ARTICLE VIII~~
AMENDMENTS TO BYLAWS

These Bylaws may be amended, at a regular or special meeting of the members, by a vote of the majority of the members.

IN WITNESS WHEREOF, we, being all of the members of the Executive Board of Drakeford Library Complex Condominium Owners Association, an unincorporated nonprofit association, have hereunto set our hands to the Bylaws of the Drakeford Library Complex Condominium Owners Association, this _____ day of _____ January 2026.

_____ Town Manager

_____ Town Manager Designee

_____ County Manager

_____ County Manager Designee

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the ~~duly elected and acting~~ Secretary of the Drakeford Library Complex Condominium Owners Association and

THAT the foregoing Bylaws constitute the original Bylaws of such Association and were duly adopted at a meeting of the Executive Board ~~of Directors thereof~~, held on the _____ day of _____, 202_____.

_____, 2025.

IN WITNESS WHEREOF, I have ~~hereunto subscribed my name and affixed the seal~~ on behalf of the

Drakeford Library Complex Owners Association ~~this~~ _____ subscribed my name _____ day of ___
~~2025~~, _____, 202__.

-

Secretary

|

|

|

Attachment 2

Prepared by and return to: Wayne R. Hadler, Beemer, Hadler & Willett, P.A.

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF
DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT, A CONDOMINIUM**

This DECLARATION, made on the date hereinafter set forth by **TOWN OF CARRBORO**, a North Carolina municipal corporation, hereafter referred to as the “**Town**” and **THE COUNTY OF ORANGE**, a North Carolina county, hereafter referred to as the “**County**”, the Town and County are collectively, the “**Declarant**” or “**Parties**”.

WITNESSETH:

WHEREAS, Declarant is the owner of certain property located on the east side of South Greensboro Street, Chapel Hill Township, Orange County, North Carolina, and more particularly described in **Exhibit “A”** attached hereto and incorporated herein by reference.

WHEREAS, Declarant has planned, designed and constructed an approximately 124,685 gross square foot building, site improvements and associated parking including a multi-level parking deck on the Property, and now wishes to create condominium units or “units” as those are defined under the provisions the North Carolina Condominium Act and to convey the same to the Town and County subject to the covenants, conditions and restrictions herein reserved to be kept and observed and that incorporates and reflects to the extent possible the terms and conditions of the Town and County executed Development Agreement Regarding South Greensboro Street Property dated the 4th day of December, 2017, and any amendments thereto;

WHEREAS, Declarant desires and intends by the filing of this Declaration, to submit the real property described in **Exhibit “A”** and all improvements constructed, together with all

appurtenances thereto, complying with the provisions of the North Carolina Condominium Act (Chapter 47C, North Carolina General Statutes);

AND WHEREAS, Declarant may also execute on or before the recording of this Declaration an Amended Memorandum of Understanding (“MOU”) intended to further define and delineate roles and responsibilities, outline communication, financial and other expectations of the Parties in operating the Condominium.

NOW, THEREFORE, Declarant hereby declares that all of the Property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

PART 1

DEFINITIONS

The Definitions set forth in N.C.G.S. §47C-1-103 shall apply to this Declaration and are incorporated herein, except that the terms listed below shall have the specific meanings stated:

- Section 1: “**Allocated interests**” means the undivided interest in the Common Elements and Common Expense liability in the Association, allocated to each Unit. The initial Allocated Interests are shown on Exhibit B.
- Section 2: “**Association**” means Drakeford Library Complex Condominium Owners Association, an unincorporated non-profit association, its successors and assigns.
- Section 3: “**Bylaws**” means the Bylaws of the Association as they may be amended from time to time. A copy of the initial Bylaws is attached hereto as Exhibit C.
- Section 4: “**Common elements**” means all portions of a condominium other than the Units.
- Section 5: “**Common expense liability**” means the liability for common expenses allocated to each unit pursuant to G.S. 47-2-107.
- Section 6: “**Condominium**” means “Drakeford Library Complex Condominium Project”, it being real estate, portions of which are designated for separate ownership by the Town and County and the remainder of which is designated for common ownership solely by the Town and County owners of those portions. The common elements are vested in the unit owners.

Section 7: **“Declarant”** means **TOWN OF CARRBORO**, a North Carolina municipal corporation, its successors and assigns, and **THE COUNTY OF ORANGE**, a North Carolina county, its successors and assigns.

Section 8: **“Declaration”** means this Declaration of Covenants, Conditions and Restrictions.

Section 9: **“Development rights”** means any right or combination of rights reserved by Declarant to add real estate to a condominium; to create units, common elements, or limited common elements within a condominium; to subdivide units or convert units into common elements; or to withdraw real estate from a condominium.

Section 10: **“Executive Board”** means the body designated in the Declaration to act on behalf of the Association. During any period where the Town or County are the only Unit Owners, the Executive Board shall be: the Town Manager and a designee appointed by the Town Manager and employed by the Town as staff; and the County Manager, and a designee appointed by the County Manager and employed by the County as staff.

Section 11: **“Identifying number”** means a symbol or address that identifies only one unit in a condominium. For example, Unit 1 is the County Unit and Unit 2 is the Town Unit.

Section 12: **“Lessee”** or **“Tenant”** means the party entitled to a present possession of a leased unit or portion of a leased unit whether lessee, tenant, sublessee, subtenant or assignee.

Section 13: **“Limited common element”** means a portion of the common elements allocated by the Declaration or by operation of G.S. 47C-2-102(2) or (4) for the exclusive use of one or more but fewer than all of the Units.

Section 14: **“Period of Declarant Control”** means the period commencing on the date hereof and continuing until one hundred (100) percent of the Units have been conveyed, or the date upon which Declarant voluntarily surrenders control of the condominium, whichever date is first to occur, however, any Special Declarant Rights shall remain in force, to the extent applicable after one hundred percent of the Units have been conveyed.

Section 15: **“Person”** means every natural person, corporation, business trust, estate trust

partnership, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity. As defined a person is entitled to hold membership in the Association.

Section 16: **“Plats and Plans”** means the plats and plans recorded in Plat Book ____, Page ____ at Orange County Register of Deeds, as the same may be amended from time to time.

Section 17: **“Property”** means any leasehold or other estate or interest in, over, or under land, including structures, fixtures, and other improvements and interests which by custom, usage, or law, pass with a conveyance of land and includes parcels, with or without upper or lower boundaries, and spaces that may be filled with air or water.

Section 18: **“Special declarant rights”** mean rights, if any, reserved for the benefit of declarant as defined in G.S. 47C-1-103 (23) and as further set forth in Part II, Article I, Section 10 below.

Section 19: **“Unit”** means a physical portion of the condominium designated for separate ownership or occupancy as shown on the recorded plats and plans, the boundaries of which are described pursuant to G.S. 47C-2-105(a)(5).

Section 20: **“Unit owner”** means Declarant or any other person who owns a fee simple title to any Unit which is a part of the Property, together with an undivided interest in the common elements, but excluding those having such interest merely as security for the performance of an obligation.

PART II - DECLARATION OF

COVENANTS, CONDITIONS, AND RESTRICTIONS

ARTICLE I

GENERAL

Section 1: **Submission of Property to G.S. §47-C.** Declarant hereby submits the Property to the provisions of G.S. §47-C. The Property will be administered in accordance with the provisions of §47-C, the Declaration, and the Bylaws.

- Section 2: **Condominium Name.** The name of the condominium shall be “Drakeford Library Complex Condominium Project.”
- Section 3: **Condominium Location.** The Property is located on 203 South Greensboro Street, Carrboro in Orange County, North Carolina.
- Section 4: **Maximum Number of Declarant Created Units.** The maximum number of Units that Declarant reserves the right to create is two (2).
- Section 5: **Establishment of Units.** Declarant does hereby establish within the Property two (2) Units, and does hereby designate the Units for separate ownership. Pursuant to that certain Development Agreement between the Town and County, Declarant Town shall own one (1) Unit and Declarant County shall own one (1) Unit. Reference is hereby made to the Plats and Plans for a separate description of the boundaries of each Unit, identified by number, said Plats and Plans being by this reference incorporated herein.
- Section 6: **Subdivision of Units.** Pursuant to G.S. §47C-2-113 Unit Owners shall be entitled to subdivide its respective Unit into a maximum of five (5) additional Units. The Association, at the sole expense of the unit owner, shall prepare, execute, and record an amendment to the declaration, including the plats and plans, subdividing the Unit.
- Section 7: **Association Membership.** Each Unit Owner shall be a member of the Association.
- Section 8: **Limited Common Elements.** There are no Limited Common Elements with the exception of the parking spaces as provided in Article II, Section 3 and the Limited Common Elements created under Article V.
- Section 9: **Insurance.** Insurance policies upon the condominium (other than title insurance) shall be purchased by the Association in the name of the Executive Board of the Association, as trustees for the condominium Unit Owners and their respective mortgagees, if any, as their interest may appear, and shall provide for the issuance of certificates or mortgage endorsements to the holders of first mortgages on the condominium Unit(s) secured and, if the companies writing such policies will agree, the policies shall provide that the insurer waives its rights of subrogation as to any claims against condominium Unit Owners, the

Association and their respective servants, agents and guests. The Association shall maintain replacement cost coverage of the original Building, Parking Deck Common Elements, and all other Common Elements and Units as further described herein. Each condominium Unit Owner shall have the option, but not the requirement to obtain insurance, at its own expense, affording coverage upon its condominium Unit, its personal property and for its personal liability and as may be permitted or required by law, but all such insurance shall contain the same waiver of subrogation as that referred to above if the same is available. The Parties' MOU, and any amendments thereto, may provide further information regarding the casualty insurance requirements.

Section 10: **Special Declarant Rights.** Declarant reserves the following Special Declarant Rights for the entire Property, which shall be exercisable during the Period of Declarant Control or until such time as the Town and County agree in writing to terminate these rights:

- (a) To complete any and all improvements indicated on the Plats and Plans;
- (b) To create additional limited common elements within the Condominium; and
- (c) To approve all nameplates and signage attached to the exterior of the Condominium, and to provide uniform appearance and location.

Section 11: **Dispute Resolution.** Any dispute not resolved by the Association or Members shall comply with prelitigation mediation of condominium disputes as set forth in Chapter 7A of the North Carolina General Statutes ("NCGS") specifically complying with NCGS 7A-38.3F.

ARTICLE II

PROPERTY RIGHTS

Section 1: Ownership of a Unit shall vest fee simple title to the Unit in the Unit Owner.

Section 2: Every Unit Owner shall own an undivided interest in the Common Elements and shall have a right and easement of enjoyment in the Common Elements which shall be appurtenant to and shall pass with the title to every Unit. The undivided interest in the Common Elements and the right and easement of enjoyment in such Common Elements is subject to the following:

- (a) The Association shall have the right to adopt such rules and regulations as may be needed to regulate the use and enjoyment of the Common Elements, including the Limited Common Element parking spaces;
- (b) Special Declarant rights as set forth in Article I, Section 10 including the right to create additional limited common elements within the Condominium.
- (c) The Association shall have the right to dedicate or transfer, or encumber all or any part of the Common Elements subject to approval by the Owners as provided in G.S. § 47C-3-112.

Section 3: The Association shall have the exclusive right to establish the rules and regulations pursuant to which the Unit Owners, its employees, servants, invitees and lessees, may be entitled to use the Common Elements and any Limited Common Elements, including the right to make permanent and temporary assignments or allocations of parking spaces. The Town and County shall have the right, but not the obligation, to have municipal charged parking for one or more shared Common Element Parking spaces or any of its respective Limited Common Element parking spaces. If the Town or County elect to have municipal charged parking, the Parties shall establish rules and regulations addressing legal, operational, financial and community considerations to be approved by the Executive Committee and the rules and regulations will be added as an amendment to the Parties' MOU. By way of example, the MOU will address municipal parking management structure, fee structure, enforcement and staff structure, revenue allocation, jurisdiction enforcement and community impact and public engagement. In the Event the Town or County elect to implement charges for municipal parking the County Limited Common Element parking spaces designated for Library use will remain free parking spaces at all times that the Library operates.

Section 4: Subject to any rules and regulations established by the Association, a Unit Owner may delegate his right of enjoyment to all or a part of the Common Elements or to the extent applicable Limited Common Elements to a lessee the terms of which shall be properly set forth in a written lease, a copy of which shall be provided to the Association.

Section 5: The Common Elements and any Limited Common Elements are not subject to partition, and any purported conveyance, encumbrance, judicial seal or other voluntary or involuntary transfer of an undivided interest in the Common Elements by a Unit Owner made without the Condominium Unit to which that interest is allocated is void. This provision shall not be construed to prevent Unit Owners from swapping or transferring Limited Common Element parking spaces with one another in a manner consistent with the rules and regulations authorized by this Declaration.

ARTICLE III

ALLOCATED INTERESTS

Section 1: The table showing Unit numbers and their Allocated Interests is attached as Exhibit B. These interests have been allocated in accordance with the formulas set out in this Article III. These formulas are to be used in reallocating interests if Units are added to the Condominium.

Section 2: The interests allocated to each Unit have been calculated on the following formulas:

(a) The percentage of undivided interest in the Common Elements allocated to each Unit is based on the relative floor area of each Unit as compared to the floor area of all of the Units in the Condominium.

(b) The percentage of liability for Common Expenses (and Limited Common Elements) allocated to each Unit is 53.6% for the County and 46.4% for the Town and is based on the relative floor area of each Unit as compared to the floor area of the two (2) Units in the Condominium. Nothing contained in this Subsection shall prohibit certain Common Expenses from being apportioned to particular Units under Article IV of this Declaration.

(c) Except for an Amendment to this Declaration which is subject to the requirements of Article XI, Section 5 below, the vote in the Association allocated to each Unit is 50% and is not based on the relative floor area of each Unit as compared to the floor area of all of the Units in the Condominium.

Section 3: The effective date for assigning Allocated Interests to Units created pursuant to

Declarant rights hereunder shall be the date on which this Declaration, Plats and Plans creating the Units is recorded in the Registry of Orange County, North Carolina and the two (2) Units created by Declarant are established and conveyed as set forth in Article I, Section 5.

ARTICLE IV

ASSESSMENT AND COLLECTION OF COMMON EXPENSES

Section 1: The Declarant, for each Unit owned within the Property, and each Unit Owner by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, hereby covenants and agrees to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements and for the maintenance, reconstruction and repair of Common Elements. For so long as the Town and/or County own all Units of the Condominium, the Unit Owners may, upon written agreement, make proportional direct payments toward common expenses, capital improvements, maintenance, reconstruction and/or repair directly to vendors and other providers rather than assessments paid to the Association, provided that the allocation of direct payment to vendors or other providers by each Unit Owner is in accordance with Article III, Section 2(b). Except as provided in Section 2 of this Article IV, the liability of each Unit Owner for the Common Expenses of the Association shall be in accordance with Article III, Section 2(b). Any assessment levied against a Unit remaining unpaid for a period of sixty (60) days or longer shall constitute as a lien on that Unit when filed of record in the office of the Clerk of Superior Court of Orange County and shall accrue interest at a rate set by the Association not to exceed 18% per annum, or the maximum interest rate allowed under the laws, it being the intent to allow the Association to accrue interest at the highest amount permissible under the law. The Association may bring an action at law against the Unit Owner, or foreclose the lien against the Property. Fees (including attorneys' fees), charges, late charges, fines, and interest are also enforceable as assessments. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the

Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessment shall not pass to his successors in title unless expressly assumed by them.

Section 2: Any expense associated with the maintenance, repair or replacement of Limited Common Element parking spaces shall be assessed as a Common Expense and not against the Unit or Units to which the Limited Common Element is assigned. Any Common Expense for services provided by the Association to an individual Unit at the request of the Unit Owner shall be assessed against such Unit. Any charge for a utility service provided solely to a particular Unit or Units shall be assessed against such Unit or Units. Notwithstanding electricity and water shall be considered a Common Expense.

Section 3: The lien of the assessments provided for herein shall only be subordinate to the lien of any first mortgage and ad valorem taxes. Sale or transfer of any Unit shall not affect the assessment lien. The sale or transfer of any Unit pursuant to mortgage or tax foreclosure or any proceeding in lieu thereof, however, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer unless the assessment lien is a priority under North Carolina law and entitled to priority payment as part of the foreclosure proceeding. No sale or transfer shall relieve such Unit from liability for any assessments thereafter becoming due or from the lien thereof.

Section 4: The annual assessments levied by the Association, shall be used exclusively to promote the recreation, health, safety and welfare of the Unit Owners, its employees, servants, guests, invitees and lessees and in particular for the acquisition, improvement and maintenance of the condominium, services and facilities devoted to this purpose, and for the use and enjoyment of the Common Elements.

Section 5: The annual assessment shall be at the actual cost required for maintenance, repair and operation of the Condominium, plus reserves for future anticipated expenses. This provision shall remain effective during such time that the Units are owned by the County and Town.

Section 6: Both annual and special assessments, if any, required shall be at the actual cost

and promptly paid by the Unit Owners, promptly to be defined as within sixty (60) days of the assessment levy.

Section 7: The annual assessments provided for herein shall commence upon the conveyance of the units to the Town and County.

Section 8: Prior to the Town or County conveying any Unit to a third-party, an Amendment to Article IV of the Declaration will be filed to amend the provisions herein to be consistent with the needs and requirements of Unit ownership not held by the Town or County.

ARTICLE V
UNIT BOUNDARIES AND PARTY WALLS

Section 1: All finish flooring and any other materials constituting any part of the finished surfaces of the walls, floors, or ceilings are a part of the Units, pursuant to G.S. § 47C-2-102(1). To the extent any duct, wire, conduit, or any other fixtures lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated exclusively to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements, pursuant to G.S. §47C-2-102(2). Any decks, porches, balconies, patios and doors within the building or other fixtures designated to serve a single Unit but located outside the Unit's boundaries are Limited Common Elements allocated exclusively to that Unit. For purposes of clarification, the ducts, wire and conduit serve the entire building, the Units and Common Elements. There is no separate electrical or HVAC for the Units. The Plans show designated exterior decks, balconies and porches are within each Unit's boundary.

Section 2: Each wall which is built as a part of the original construction of a Unit and placed on the dividing line between the Units or between a Unit and Common Elements, to the extent applicable as shown on the Plats and Plans shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 3: The cost of reasonable repair and maintenance of all party walls, all exterior building windows, and all exterior doors leading directly to the outside of the building shall be shared by the Unit Owners as set forth in Article III, Section 2 (b).

Section 4: Notwithstanding any other provisions of this Article, a Unit Owner who by his negligent or willful act, or the negligent or willful act of the Unit Owner's guests, invitees, tenants or agents, causes party wall damage, or damage to Common Elements or Limited Common Elements shall bear the whole cost of furnishing the repair or maintenance of the damage caused.

Section 5: The Association will insure the Unit as upfitted including wall coverings, finished floors, wall to wall carpeting, interior partitioning that is affixed to the Units, cabinets that are affixed to the Units, built in appliances, mechanical systems such as plumbing, heating ventilation, and air conditioning, electrical system and those portions of any wiring for communications systems such as telephone or computer that are built into the premises. The Unit Owner will be responsible to insure furniture, equipment, all personal property, computers, telephones, or other communications equipment, movable furnishings and decorative items, specialized equipment and trade fixtures, if any may be affixed. The Association will be responsible to insure the Heating and Air-conditioning system for the Units and Common Elements.

ARTICLE VI

EXTERIOR, INTERIOR MAINTENANCE, CUSTODIAL SERVICES AND SECURITY

Exterior

Section 1: In addition to maintaining the Common Elements, the Association shall provide exterior maintenance for each Unit, whether part of the Unit or Common Elements to the extent applicable, which will be subject to the annual assessment or any special assessment hereunder, including the performance of the following, as needed: Paint; repair, replace and care of roofs; solar pads and panels; exterior building surfaces; trees; shrubs; walks; and other exterior improvements. Such exterior maintenance shall include glass surfaces. Maintenance, repair and replacement of glass surfaces shall be the responsibility of the Association. The

repair and maintenance of Heating and Air-Conditioning system for the Units and Common Elements shall be the responsibility of the Association. For the period of time the Town and County are the sole Unit Owners of the Condominium, the Town will be responsible for engaging and completing all maintenance of the Common Elements subject to reimbursement from the County, all as set forth in the Parties' MOU, and any amendments thereto.

Section 2: In the event that the need for maintenance, repair, or replacement to the Common Elements is caused through the willful or negligent act of a Unit Owner, guests, invitees, or tenants, the cost of such maintenance, replacement, or repairs shall be added to and become a part of the assessment to which such Unit is subject.

Interior

Section 3: All interior maintenance or repair of each Unit shall be the sole responsibility of the Unit Owner unless the maintenance or repair is due to items covered under exterior maintenance as defined in Section 1 above.

Custodial Services and Security

Section 4: Custodial Services and Security: The County shall provide daily custodial services for the Common Elements and Units subject to the terms and conditions set forth in the MOU, and any amendments thereto. Security for the Condominium building will be customary security consistent with the Town and County policies. The Parties may also engage private security services which, if engaged, will be as set forth in the Parties' MOU.

ARTICLE VII

ARCHITECTURAL CONTROL

No building, fence, wall, or other structure or improvement shall be commenced, erected or maintained upon the condominium or upon the roof of the condominium, (including, but not limited to the installation of electrical wiring, television or radio antennae or satellite dish or other objects which may protrude through the walls or roof of the condominium), nor shall any exterior addition or change therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Executive Board. The Executive Board shall have the right to

appoint an architectural review committee to establish guidelines for any additions or exterior modifications. Notwithstanding the foregoing, Unit Owner Town may, in its sole discretion, erect and install radio antennae upon the roof of the Condominium for use by its local radio station without requiring approval of the Executive Board and/or Unit Owner County. Any additional installations of antennae or other exterior Technology Equipment requested by the Town or County for security or other purposes shall be reviewed and approved by the Executive Board.

ARTICLE VIII

USE RESTRICTIONS

Section 1: During the period where the Units are owned by the Town and County, no Unit shall be used except for municipal and county approved government function, including but not limited to the Orange County Southern Branch Library and related uses, County and Town offices, or other business and professional purposes and such use must conform to state and local zoning ordinances insomuch as each Unit is hereby restricted to use by the Unit Owner thereof, his employees, servants, guests, invitees and lessees, for those uses and purposes permitted in the zoning district in which the Condominium is located, excluding those uses permitted therein only upon obtaining a special use permit or variance. Provided, however, with the prior written consent of the Association, a Unit Owner may seek a variance or special or conditional use permit, or other required regulatory approval (hereafter any of terms are “regulatory approval”) and upon obtaining the same may engage in those uses of the Unit permitted by such regulatory approval subject to the further restrictions of this Declaration. Upon obtaining a regulatory approval, the Unit Owner shall file a certified copy thereof with the Secretary of the Association.

Section 2: No noxious or offensive activity shall be conducted upon any Unit nor shall anything be done thereon which may be or may become an annoyance or nuisance.

Section 3: No animals of any kind, except Service Animals as defined under the Americans with Disabilities Act for Title II (State and local government services) shall be

kept or maintained in any Unit without permission of the Executive Board.

Section 4: Except as provided in Article VII hereinabove, no outside radio or television antennas, including satellite dishes or receivers shall be erected on any Unit unless and until permission for the same has been granted by the Executive Board. Permission will be contingent on evidencing that the proposed erection will not materially or negatively affect the Units or Common Elements.

Section 5: No signs may be placed in or on the common elements advertising or promoting a non-government business or business function. Notwithstanding the foregoing, Town's local radio station tenant may place a sign advertising its radio station within the window of the radio studio space, which shall be part of the Town's Unit as shown on the Condominium plats and plans. All signage shall be in compliance with the Town ordinance. No other signs shall be permitted on or about the Units, other than those signs specifically referred to in Article II, Section 10.

Section 6: All window coverings (i.e., curtains, blinds, draperies, shades, etc.) shall appear white or off-white from the exterior, and are deemed the responsibility of the Unit Owner.

Section 7: Unit Owners shall not park or store any camper, trailer, trailer vehicle, or similar vehicle within the Condominium including the parking deck unless approved in writing by the Executive Board. No trucks shall be permitted to park without Executive Board approval except for standard passenger vans, pickup trucks, or sport utility vehicle. No motor vehicle not currently registered, inspected and licensed shall be parked or stored anywhere within the Property. Subject to any existing requirement that the Town is responsible for towing any vehicle, the Association reserves the right to tow any vehicles in violation of this Section and charge the Unit Owner for the cost of towing. In no event shall the Association be held liable for the towing of any vehicle that is in violation of this Section. This provision shall not be construed to prevent delivery and/or maintenance trucks and vans providing services to the Unit Owners from parking temporarily within a designated delivery area, which designated delivery area may be established by the Association pursuant to Article II hereinabove.

Section 8: The Condominium shall be available as an election site if the Orange County Board of Elections authorizes the site for elections. The details of such use shall be as set forth in the Parties' MOU.

ARTICLE IX

EASEMENTS

Section 1: Easements for maintenance, repair or modification of utilities and drainage facilities are reserved as shown on the recorded Plats and Plans and other like easements may be granted by the Executive Board in the name of the Association for the benefit of the Condominium and for the benefit of any Unit, including the right to install, lay, maintain, repair and replace, waterlines, pipes, sewer lines, storm drainage facilities, telephone wires, cable television wires and electrical conduits, wires over, under and along any portion of the Property, and the Owners of any Unit hereby grant to the Association an irrevocable power of attorney to execute, acknowledge and record for and in the name of each Unit Owner such instruments as may be necessary to effectuate the foregoing. Within these easements no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may obstruct or change the flow of drainage channels in the easements.

Section 2: To the extent applicable, all Units and Common Elements shall be subject to easements for the encroachment of improvements constructed on adjacent Units by the Declarant to the extent that such improvements actually encroach.

Section 3: Declarant shall have a reasonable construction easement across the Common Elements for the purpose of constructing unfinished or new improvements on the Units. Declarant shall also have such easements through the Common Elements as may be reasonably necessary for the purpose of discharging a Declarant's obligations or exercising Special Declarant Rights as provided herein. In the event Declarant in its construction activities causes any damage to the Common Elements it will repair the damage at its cost.

Section 4: The Association shall have a right of entry upon the Units and any limited

Common Elements to effect emergency repairs, and a reasonable right of entry upon the Units to effect other repairs, improvements, replacement or maintenance as necessary.

Section 5: All easements granted herein are appurtenant to and shall run with the land, and shall inure to the benefit of and be binding upon the Declarant, the Association, Owners, occupants, and mortgage holders, and any other person or entity having an interest in the condominium.

Section 6: Each Unit Owner shall have an easement in common with the Owners of all other Units to use all chutes, flues, pipes, wires, ducts, cables, conduits, and public utilities serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the chutes, flues, pipes, wires, ducts, cables, conduits, and public utility lines, and other Common Elements serving such other Units and located in such Unit. The Executive Board, or its agents, shall have a right of access necessary to inspect the same, to remove violations therefrom, and to maintain, repair or replace the Common Elements contained therein or accessible therefrom, and to make emergency repairs therein necessary to prevent damage to the Common Elements or to another Unit or Units. Each Unit Owner specifically shall have an easement of access through all other Units as may be reasonably necessary to maintain, repair and replace all components of mechanical systems serving his Unit and to maintain, repair and replace those portions of his Unit or Limited Common Elements within his sphere of responsibility.

Section 7: An easement is hereby established over the Common Elements for the benefit of applicable governmental agencies, utility companies and public service agencies as necessary for setting, removing and reading of meters, replacing and maintaining water, sewer and drainage facilities, electrical, telephone, gas and cable antenna lines, firefighting, garbage, collection, postal delivery, emergency and rescue activities and law enforcement activities.

Section 8: An easement is hereby established, to the extent necessary in favor of the Town and County, its guests, invitees, employees, agents and lessees for ingress, egress and regress over the common element parking deck driveways or lanes to allow

proper access to parking. The Executive Board will further define in rules and regulations the limitations of access or use of the common element parking deck, including the hours of operation, and if applicable, any charges municipal public parking as described in Article II, Section 3 in this Declaration. The provisions of this Declaration provide certain parking spaces are deemed limited common elements of the Condominium. The Town shall have absolute control over its designated limited common element spaces and the County shall have absolute control over its limited common element spaces. The limited common elements spaces of the Town and County and certain common element shared spaces are shown on the recorded Plans of the Condominium.

ARTICLE X

RIGHT OF FIRST REFUSAL

Section 1: The Town and County agree that in the event either party intends to sell its interest in its Unit or any subsequent created Unit or Units, the selling party agrees that prior to listing or otherwise placing the Unit or Units up for bid or sale, the selling party shall provide the other party with written notice of its intent to sell the Unit or Units. The non-selling party shall have the exclusive option for a period of one hundred and twenty days (120) days from the date of receipt of such written notice to submit a written offer to purchase at a price agreeable to the Parties. In the event the Parties cannot agree upon a price for the Unit or Units to be sold, the Parties shall both secure appraisals from a North Carolina licensed appraiser, and the purchase price for the Unit or Units to be sold shall be determined by calculating the average of the two appraisal valuations. In the event that the non-selling party determines that it shall not proceed with the purchase of the Unit or Units using the average between the two appraisal valuations, then in that event the selling party shall have the right to market and sell the Unit or Units, subject to complying with all state and or federal rules, regulations and requirements of the sale of real estate by a North Carolina County or Town. However, the non-selling party shall have thirty (30) business days to match or exceed any 3rd party offer obtained by the selling party, and if

matched or exceeded, closing must occur within 90 days of acceptance and the offer to purchase memorializing the agreement shall be devoid of closing contingencies. Notwithstanding, the non-selling party shall have a fair opportunity to inspect the property before entering executing the offer to purchase agreement.

Section 2: If the non-selling party determines that it will not purchase the Unit or Units, it shall notify the selling party in writing and provide public record notice of the termination of the rights provided for hereunder, on or before the conveyance of the selling party Unit or Units to the third-party purchaser, but the non-selling party will retain its right of first refusal for any sale of the purchased Unit or Units by the third-party purchaser.

Section 3: This right of first refusal shall be binding upon Parties, however the rights pursuant to this Article are “personal” to the Town and County and the Town and County shall have no obligation under the terms of this Article to any third-party purchaser, its successors and/or assigns.

Section 4: If any clause, provision or paragraph of this Article, shall for any reason, be held illegal, invalid, or unenforceable, such illegality, invalidity, or enforceability shall not affect any other clause, provision or paragraph hereof, and this Article shall be construed and enforced as if such illegal, invalid, or unenforceable clause, paragraph or other provision had not been contained herein.

Section 5: This Article shall be effective upon the recording of this Declaration and continue for a period of thirty (30) years, however, either party shall have the right to renew the first right of refusal for additional thirty (30) year periods by providing written public record notice on or before thirty (30) days prior to the end of the each thirty (30) year period.

ARTICLE XI

GENERAL PROVISIONS

Section 1: All powers granted in the Declaration or the Bylaws to the Association shall be exercisable by the Executive Board, except as expressly provided in the Declaration, the Bylaws, or G.S. § 47-C.

- Section 2: The Association may adopt and enforce reasonable rules and regulations not in conflict with the Declaration and supplementary thereto, as more fully provided in the Bylaws and MOU.
- Section 3: The Association shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration and the Bylaws of the Association. Failure by the Association to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter. Upon notice to the Association of a violation hereunder and a failure of the Association to take action upon said violation within 90 days, any Unit Owner, or other holder of an interest in the condominium may undertake the enforcement of the provisions of the Declaration at his own expense.
- Section 4: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.
- Section 5: The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first 20-year period and during any successive periods of ten (10) years, by an instrument signed by Unit Owners with not less than eighty (80) percent of the Undivided Allocated Interests of Units, as set forth in Exhibit B to this Declaration, or any amendment to Exhibit B resulting from a subdivision of a Unit or Units as allowed by this Declaration.
- Section 6: The fiscal year of the Association shall begin on the first day of January and end the 31st day of December of each year, except that the first fiscal year shall begin on the date of recording this Declaration.

IN WITNESS WHEREOF, Declarant of this Declaration has caused this instrument to be executed in its name as duly authorized by County and Town, this ____ day of _____, 2026.

SIGNATURE AND NOTARY PAGE TO FOLLOW

**THE COUNTY OF ORANGE,
a body politic and corporate,
a political subdivision of the State of North Carolina**

_____(Seal)
Jean Hamilton
Chair
Orange County, North Carolina
Board of Commissioners

_____(Seal)
Laura Jensen, Clerk
Orange County, North Carolina
Board of Commissioners

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, Notary Public for the County of _____,
State of North Carolina, certify that LAURA JENSEN, personally appeared before me on the
____ day of January, 2026 and acknowledged that she is the Clerk to the Board of Orange
County, North Carolina, Board of County Commissioners, and to verify Jean Hamilton’s
execution of this North Carolina Special Warranty Deed, conveying real property, that Jean
Hamilton is Chair of the Orange County Board of Commissioners and signed in that capacity.

Witness my hand and official stamp or seal, this the _____ day of January, 2026.

Notary Public
My Commission Expires:

**TOWN OF CARRBORO,
a North Carolina municipal corporation**

BY: _____ (SEAL)

Name: Patrice Toney

Title: Town Manager

Date: _____

ATTEST:

(SEAL)

By: _____

Name: Lamar Joyner

Title: Town Clerk

Date: _____

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, _____, Notary Public for the County of _____, State of North Carolina, certify that the LAMAR JOYNER, personally appeared before me this day and acknowledged that he is Town Clerk of the Town of Carrboro, a North Carolina municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing and annexed instrument was signed in its name by Patrice Toney, its Town Manager, sealed, and attested by him as its Town Clerk.

Witness my hand and official stamp or seal, this the ____ day of _____, 2026.

Notary Public
My Commission Expires:

EXHIBIT "A" TO DECLARATION
DESCRIPTION OF LAND

BEING all of that property consisting of 0.937 acres, more or less, as shown on a map and survey entitled "Drakeford Library Complex Condominium Project" (Property of Town of Carrboro & Orange County) prepared by Freehold Land Surveys, Inc., last revised March 3, 2025, and recorded in Plat Book _____, Page _____, Orange County Registry, to which map reference is made for a more particular description of same. PIN: 9778-85-7932

EXHIBIT B**INITIAL UNDIVIDED ALLOCATED INTEREST OF UNITS**

<u>Unit Number</u>	<u>Square Feet</u>	<u>Percentage Share</u>
1	19,581.14	53.6%
2	16,946.37	46.4%
TOTAL		100%

EXHIBIT C
BYLAWS OF
DRAKEFORD LIBRARY COMPLEX CONDOMINIUM, OWNERS ASSOCIATION, an
unincorporated non-profit association

ARTICLE I

MEETINGS OF MEMBERS

- Section 1: The first annual meeting of the members shall be held within one year from the date of formation of the Association, and each subsequent regular annual meeting of the members shall be held on a date within thirty (30) days of the one-year anniversary of the last annual meeting. Meetings will not be scheduled on a date that is a legal holiday. Meetings may be held live, virtually or in combination, and members shall be considered present if the meeting is held virtually in whole or in combination.
- Section 2: Special meetings of the members may be called at any time by the president or the Executive Board, or upon written request of 25% of the members, pursuant to G.S. § 47C-3-108.
- Section 3: Written notice of each meeting shall be given by, or at the direction of, the secretary or person(s) authorized to call the meeting, by hand delivering, facsimile, email, or mailing a copy of such notice, postage prepaid, at least 10 days and not more than 45 days before such meeting to each member as provided in G.S. § 47C-3-108.
- Section 4: The Executive Board shall develop a budget that is approved and adopted by the Town and County as part of the annual budget approval process for the Town and County.
- Section 5: The presence at the meeting of members or proxies entitled to cast fifty one percent (**51%**) of the votes shall constitute a quorum for any action except as otherwise provided by law.
- Section 6: Every Unit Owner shall be entitled to cast the number or percentage of votes as provided in the Declaration for the Units owned by such member. Notwithstanding the above, amendments to the Declaration shall be voted as set forth in Article XI, Section 5 of the Declaration.

Section 7: Pursuant to G.S. § 47C-3-110, votes allocated to a Unit may be cast pursuant to a dated written proxy signed by a Unit Owner. A Unit Owner may not revoke a proxy except by written notice delivered to the person presiding over a meeting of the Association. A proxy terminates one year after its date, unless it specifies a shorter term.

Section 8: In the event the Town or County do not own one or both of the Units, this Article will be amended at a regular or special meeting of the members. The members shall review and revise these bylaws, and to the extent necessary amend the Declaration to be consistent with their new member ownership. By way of example, but not limitation, Section 4 of this Article would no longer apply and would require deletion in full.

ARTICLE II

OFFICERS AND EXECUTIVE BOARD: SELECTION: TERM OF OFFICE

Section 1: The affairs of the Association shall be managed by an Executive Board of at least four (4) members, who shall be entitled to act on behalf of the Association. The Executive Board Members shall be the Town Manager and a designee appointed by the Town Manager and employed by the Town as staff; and the County Manager, and a designee appointed by the County Manager and employed by the County as staff.

Section 2: Any Executive Board member, may be removed in accordance with G.S. § 47C-3-103(b). In the event of death, resignation or removal of an individual serving in capacity as Town Manager or County Manager, the replacement Town Manager, County Manager, shall be appointed by their respective elected Board of County Commissioners or Town Council. In Any interim appointment shall be made within 45 days of the vacancy. In the event of death, resignation or removal of a designee appointed by the Town Manager, the replacement designee shall be appointed by the Town Manager within 45 days of the triggering event. In the event of death, resignation or removal of a designee appointed by the County Manager, the replacement designee shall be appointed by the County Manager within 45 days of the triggering event. The successor

shall serve the remainder of the term.

Section 3: No Executive Board member shall receive compensation for any service he may render to the Association outside of his or her normal employment as an employee of the Town or County. However, with the prior approval of the Executive Board, any Executive Board member may be reimbursed for actual expenses incurred in the performance of his duties.

Section 4: The Executive Board shall have the right to take any action in the absence of a meeting which they could take at a duly held meeting by obtaining the written consent of the other Executive Board members to the action. Any action so approved shall be filed in the Association books and records and shall have the same effect as though taken at a meeting of the Executive Board.

ARTICLE III

MEETINGS OF EXECUTIVE BOARD

Section 1: Meetings of the Executive Board shall be as deemed necessary by the Board, without notice, or as determined by the Board, at such place and hour as may be fixed from time to time by resolution of the Board. Special meetings of the Executive Board may be called by any member of the Executive Board, after not less than three (3) days-notice to the other Executive Board members.

Section 2: A majority of the Executive Board members shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Executive Board members present at a duly held meeting shall be regarded as the act of the board.

ARTICLE IV

POWERS AND DUTIES OF THE EXECUTIVE BOARD

Section 1: Subject to the provisions contained herein and applicable law, the Executive Board shall have the power and authority to exercise all the rights of the Association, including, but not limited to:

(a) Adopt rules and regulations governing the use of the common area and facilities, the personal conduct of the members and their guests thereon, and

- establish penalties for the infraction thereof;
- (b) Employ a professional property manager, an independent contractor, or other employees as they deem necessary, and prescribe their duties; provided always, any contract for professional management must contain a clause requiring not more than 90 days termination notice;
 - (c) Procure, maintain and pay premiums on an insurance master policy(s) and equitably assess the Owners of the same for their prorata portion of such expense, and to procure and maintain liability insurance for the Board of Directors;
 - (d) Impose and receive any payments, fees, or charges for the use, rental, or operation of the Common Elements other than for service provided to Unit Owners;
 - (e) Exercise all other powers that may be exercised in this state by legal entities of the same type as the Association;
 - (f) Exercise any other powers necessary and proper for the governance and operation of the Association; and
 - (g) Exercise any and all powers, rights and privileges which an unincorporated non-profit association of the State of North Carolina by law may now or hereafter have or exercise.

Section 2: It shall be the duty of the Executive Board to:

- (a) Cause the Common Elements to be maintained, repaired, and replaced as necessary, and to assess the Unit Owners to recover the cost of the upkeep of the Common Elements;
- (b) It shall be the duty of the Executive Board to consider the establishment and maintenance of capital reserves for future anticipated Common Element expense and have a study to be conducted once every five (5) years to evaluate and recommend the current and projected capital reserve requirements for the Condominium;
- (c) Serve as the architectural committee, or the right to delegate that responsibility;
- (d) Keep a complete record of all its acts and corporate affairs and present a

statement thereof to the members at the annual meeting, or at any special meeting when such statement is requested in a writing signed by 50% of the members;

(e) Supervise all officers, agents and employees, if any, of the Association, and see that their duties are properly performed;

(f) Create an annual assessment budget and the mechanism for the Town and County to promptly collect and pay for all Association obligations to maintain the Common Elements;

(g) Procure and maintain, at all times, adequate replacement coverage hazard insurance on the property owned by the Association and all property for which the Association has the duty to maintain, and sufficient liability insurance to adequately protect the Association as provided in G.S. § 47C-3-113;

(h) Cause all officers or employees, including officers and employees of professional management, having fiscal responsibilities to be bonded, as it may deem appropriate;

(i) Cause the establishment and appointment of members to a committee known as the Drakeford Facility Operations Committee, as outlined in the Memorandum of Understanding (the "MOU"). The Drakeford Facility Operations Facility Committee will be responsible for daily operations of the facility and for developing and implementing the Drakeford Policies and Procedures Manual. The policies and procedures in the manual will be approved by the Executive Board.

(j) If the Executive Board cannot agree by majority vote on one or more of its obligations the Board shall utilize a dispute resolution mechanism to resolve the situation. By way of example and not limitation, if the Executive Board cannot by majority vote agree on a necessary capital reserve budget, the Executive Board can agree upon a third-party mediator to facilitate a solution or hire a third-party arbitrator, with binding or non-binding arbitration, engage an expert on the matter in conflict and agree to resolve the problem with the expert opinion, or any other agreed upon dispute resolution. If necessary, the provisions for Dispute Resolution set forth in Part II, Article 1, Section 11 of the

Declaration is also available.

ARTICLE V

OFFICERS AND THEIR DUTIES

Section 1: The officers of this Association shall be a president, vice-president, and secretary/treasurer. The officers shall be appointed by the Executive Board. An Executive Board member can also be an officer and an Executive Board Member may hold more than one office (eg. president and treasurer).

(a) The president shall preside at all meetings of the Executive Board; see that orders and resolutions of the Executive Board are carried out; sign all leases, mortgages, deeds and other written instruments and may co-sign all checks and promissory notes.

(b) The vice-president shall act in the place of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Executive Board.

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Executive Board and of the members; serve notice of meetings of the Executive Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; prepare, execute, certify, and record amendments to the Declaration on behalf of the Association; and perform such other duties as required by the Executive Board.

(d) The treasurer shall have authority to disburse such funds related to the affairs of the Association as directed by the Executive Board; may sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a certified public accountant or other person suitable to the Executive Board at the completion of each fiscal year; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its annual meeting, and deliver a copy to each member. In the event a property manager is employed by the Association, the Treasurer can assign duties to the property manager.

ARTICLE VI
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration and Bylaws of the Association shall be available for inspection by any member at the principal office of the Association.

ARTICLE VII
AMENDMENTS TO BYLAWS

These Bylaws may be amended, at a regular or special meeting of the members, by a vote of the majority of the members.

IN WITNESS WHEREOF, we, being all of the members of the Executive Board of Drakeford Library Complex Condominium Owners Association, an unincorporated nonprofit association, have hereunto set our hands to the Bylaws of the Drakeford Library Complex Condominium Owners Association, this ____ day of January, 2026.

Town Manager

Town Manager Designee

County Manager

County Manager Designee

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the Secretary of the Drakeford Library Complex Condominium Owners Association and

THAT the foregoing Bylaws constitute the original Bylaws of such Association and were duly adopted at a meeting of the Executive Board, held on the ____ day of _____, 202__.

IN WITNESS WHEREOF, I have on behalf of the Drakeford Library Complex Owners

Association subscribed my name _____ day of _____, 202__.

Secretary

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: **\$EXEMPT**

Parcel Identifier No.

Mail after recording to: Beemer, Hadler & Willett, P.A.

This instrument was prepared by: Wayne R. Hadler, Esq. (WITHOUT TITLE EXAMINATION)

THIS DEED made this ___ day of _____, 2026 by and between

GRANTOR

TOWN OF CARRBORO, a North Carolina municipal corporation

GRANTEE

TOWN OF CARRBORO, a North Carolina municipal corporation, **a 46.4% undivided interest**, and
THE COUNTY OF ORANGE, a body politic and corporate,
a political subdivision of the State of North Carolina, **a 53.6% undivided interest**
P.O. Box 8181
Hillsborough, NC 27278

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of

which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Orange County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5582, Page 486, Orange County Registry.

A map showing all or a portion of the above-described property was previously recorded in Plat Book 128, Page 92, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year set forth below.

SIGNATURE AND ACKNOWLEDGEMENT PAGE TO FOLLOW

**TOWN OF CARRBORO,
a North Carolina municipal corporation**

BY: _____ (SEAL)

Name: _____

Title: Town Manager

Date: _____

ATTEST:

(SEAL)

By: _____

Name: Town Clerk

Title: _____

Date: _____

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, _____, Notary Public for the County of _____, State of North Carolina, certify that the _____, personally appeared before me this day and acknowledged that (s)he is _____ Town Clerk of the Town of Carrboro, a North Carolina municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing and annexed instrument was signed in its name by _____, its _____ Town Manager, sealed, and attested by (him) (her) as its _____ Town Clerk.

Witness my hand and official stamp or seal, this the ____ day of _____, 2026.

Notary Public
My Commission Expires:

EXHIBIT "A"

BEING all of that property consisting of 0.937 acres, more or less, as shown on a map and survey entitled "RECOMBINATION & EASEMENT PLAT, 203 S. Greensboro Street" , prepared by Sungate Design Group, P.A. dated December 4, 2024, and recorded in Plat Book 128, Page 92, Orange County Registry, to which map reference is made for a more particular description of same. PIN: 9778-85-7932

**NORTH CAROLINA
SPECIAL CONDOMINIUM WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$EXEMPT

Return to: Grantee

Tax Parcel:

THIS DEED made this ___ day of _____, 2026 by and between

GRANTOR

TOWN OF CARRBORO, a North Carolina municipal corporation, a **46.4% undivided interest**, and THE COUNTY OF ORANGE, a body politic and corporate, a political subdivision of the State of North Carolina, a **53.6% undivided interest**
P.O. Box 8181
Hillsborough, NC 27278

GRANTEE

THE COUNTY OF ORANGE, a body politic and corporate,
a political subdivision of the State of North Carolina
P.O. Box 8181
Hillsborough, NC 27278

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain property in the County of Orange, State of North Carolina more particularly described in **EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5582, Page 486 and Deed Book ____, Page ____, Orange County Registry.

Title to the property hereinabove described is subject to the following exceptions:

- All taxes and assessments if any due payable.
- Applicable zoning ordinances and other restrictions and regulations of government authorities.
- All of the terms, conditions, provisions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Covenants, Conditions and Restrictions of DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT recorded in Deed Book ____, Page ____, Orange County Registry and the Bylaws of DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT, all as now or hereafter may be amended.
- All other restrictions, agreements and easements of record which affect the Condominium.
- Each and all of such easements, rights-of-way, reservations, restrictions on use, and covenants, conditions, and obligations, are incorporated in this Deed by reference, and shall constitute covenants running with the Property inclusive of the Land, equitable servitudes and liens to the extent set forth in said documents as provided by law.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

GRANTOR covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements contained in the aforesaid Declaration, and any amendments thereto and subject to restrictions, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year set forth below.

SIGNATURE AND ACKNOWLEDGEMENT PAGES TO FOLLOW

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW]

**TOWN OF CARRBORO,
a North Carolina municipal corporation**

BY: _____ (SEAL)

Name: _____

Title: Town Manager

Date: _____

ATTEST:

(SEAL)

By: _____

Name: Town Clerk

Title: _____

Date: _____

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, _____, Notary Public for the County of
_____, State of North Carolina, certify that the

_____, personally appeared
before me this day and acknowledged that (s)he is _____ Town Clerk of
the Town of Carrboro, a North Carolina municipal corporation, and that by authority duly
given and as the act of the municipal corporation, the foregoing and annexed instrument
was signed in its name by _____, its _____ Town
Manager, sealed, and attested by (him) (her) as its _____ Town Clerk.

Witness my hand and official stamp or seal, this the _____ day of _____, 2026.

Notary Public
My Commission Expires:

**THE COUNTY OF ORANGE,
a body politic and corporate,
a political subdivision of the State of North Carolina**

_____(Seal)

Jean Hamilton,
Chair
Orange County, North Carolina
Board of Commissioners

_____(Seal)

Laura Jensen, Clerk
Orange County, North Carolina
Board of Commissioners

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, Notary Public for the County of _____, State of North Carolina, certify that LAURA JENSEN, personally appeared before me on the ____ day of _____, 2026 and acknowledged that she is the Clerk to the Board of Orange County, North Carolina, Board of County Commissioners, and to verify Jean Hamilton’s execution of this North Carolina Special Warranty Deed, conveying real property, that Jean Hamilton is Chair of the Orange County Board of Commissioners and signed in that capacity.

Witness my hand and official stamp or seal, this the ____ day of _____, 2026.

Notary Public
My Commission Expires:

EXHIBIT "A"

All that certain lot or parcel of land situated in the Town of Carrboro, Orange County, North Carolina, and more particularly described as follows:

BEING all of Condominium Unit 1 in Drakeford Library Complex Condominium Project, a Condominium according to Declaration of Covenants, Conditions and Restrictions filed in Deed Book _____, Page _____, Orange County Registry and as may be further amended (hereinafter collectively the "Declaration") together with all of the appurtenances to said units, including the specified **53.6%** undivided interests in and to the common areas of Drakeford Library Complex Condominium Project. The foregoing unit are shown on the plat and plans recorded in Plat Book _____, Pages _____, Orange County Registry. Said Declaration, amendments thereto, and plat and plans are hereby incorporated herein by reference.

Site Address: 203 South Greensboro Street, Carrboro, NC 27510

PIN:

**NORTH CAROLINA
SPECIAL CONDOMINIUM WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$EXEMPT

Return to: Grantee

PIN:

THIS SPECIAL CONDOMINIUM WARRANTY DEED made this ___ day of January,
2026 by and between

GRANTOR

TOWN OF CARRBORO, a North Carolina municipal corporation, a **46.4% undivided interest**, and THE COUNTY OF ORANGE, a body politic and corporate,
a political subdivision of the State of North Carolina, a **53.6% undivided interest**
P.O. Box 8181
Hillsborough, NC 27278

GRANTEE

TOWN OF CARRBORO, a North Carolina municipal corporation
301 W. Main Street
Carrboro, NC 27510

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain property in the County of Orange, State of North Carolina more particularly described in **EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5582, Page 486 and Book ____, Page ____, Orange County Registry.

Title to the property hereinabove described is subject to the following exceptions:

- All taxes and assessments if any due payable.
- Applicable zoning ordinances and other restrictions and regulations of government authorities.
- All of the terms, conditions, provisions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Covenants, Conditions and Restrictions of DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT recorded in Book ____, Page ____, Orange County Registry and the Bylaws of DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT, all as now or hereafter may be amended.
- All other restrictions, agreements and easements of record which affect the Condominium.
- Each and all of such easements, rights-of-way, reservations, restrictions on use, and covenants, conditions, and obligations, are incorporated in this Deed by reference, and shall constitute covenants running with the Property inclusive of the Land, equitable servitudes and liens to the extent set forth in said documents as provided by law.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, its heirs, successors, and assigns, in fee simple.

GRANTOR covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements contained in the aforesaid Declaration, and any amendments thereto and subject to restrictions, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year set forth below.

SIGNATURE AND ACKNOWLEDGEMENT PAGES TO FOLLOW

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW]

**TOWN OF CARRBORO,
a North Carolina municipal corporation**

BY: _____(SEAL)

Name: Patrice Toney

Title: Town Manager

Date: _____

ATTEST:
(SEAL)

By: _____

Name: Lamar Joyner

Title: Town Clerk

Date: _____

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, _____, Notary Public for the County of _____, State of North Carolina, certify that the Larmar Joyner, personally appeared before me this day and acknowledged that he is Town Clerk of the Town of Carrboro, a North Carolina municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing and annexed instrument was signed in its name by Patrice Toney, its Town Manager, sealed, and attested by him as its Town Clerk.

Witness my hand and official stamp or seal, this the _____ day of January, 2026.

Notary Public
My Commission Expires:

**THE COUNTY OF ORANGE,
a body politic and corporate,
a political subdivision of the State of North Carolina**

_____(Seal)
Jean Hamilton,
Chair
Orange County, North Carolina
Board of Commissioners

_____(Seal)
Laura Jensen,
Clerk
Orange County, North Carolina
Board of Commissioners

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, Notary Public for the County of _____, State of North Carolina, certify that Laura Jensen personally appeared before me on the ____ day of January, 2026 and acknowledged that she is the Clerk to the Board of Orange County, North Carolina, Board of County Commissioners, and to verify Jean Hamilton’s execution of this North Carolina Special Warranty Deed, conveying real property, that Jean Hamilton is Chair of the Orange County Board of Commissioners and signed in that capacity.

Witness my hand and official stamp or seal, this the ____ day of January, 2026.

Notary Public
My Commission Expires:

EXHIBIT "A"

All that certain lot or parcel of land situated in the Town of Carrboro, Orange County, North Carolina, and more particularly described as follows:

BEING all of Condominium Unit 2 in Drakeford Library Complex Condominium Project, a Condominium according to Declaration of Covenants, Conditions and Restrictions of Drakeford Library Complex Condominium Project, a Condominium filed in Book _____, Page _____, Orange County Registry and as may be further amended (hereinafter collectively the "Declaration") together with all of the appurtenances to said unit, including the specified **46.4%** undivided interests in and to the common elements of Drakeford Library Complex Condominium Project. The foregoing unit is shown on the plat and plans recorded in Plat Book _____, Pages _____, Orange County Registry. Said Declaration and plat and plans are hereby incorporated herein by reference.

Site Address: 203 South Greensboro Street, Carrboro, NC 27510

PIN:

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

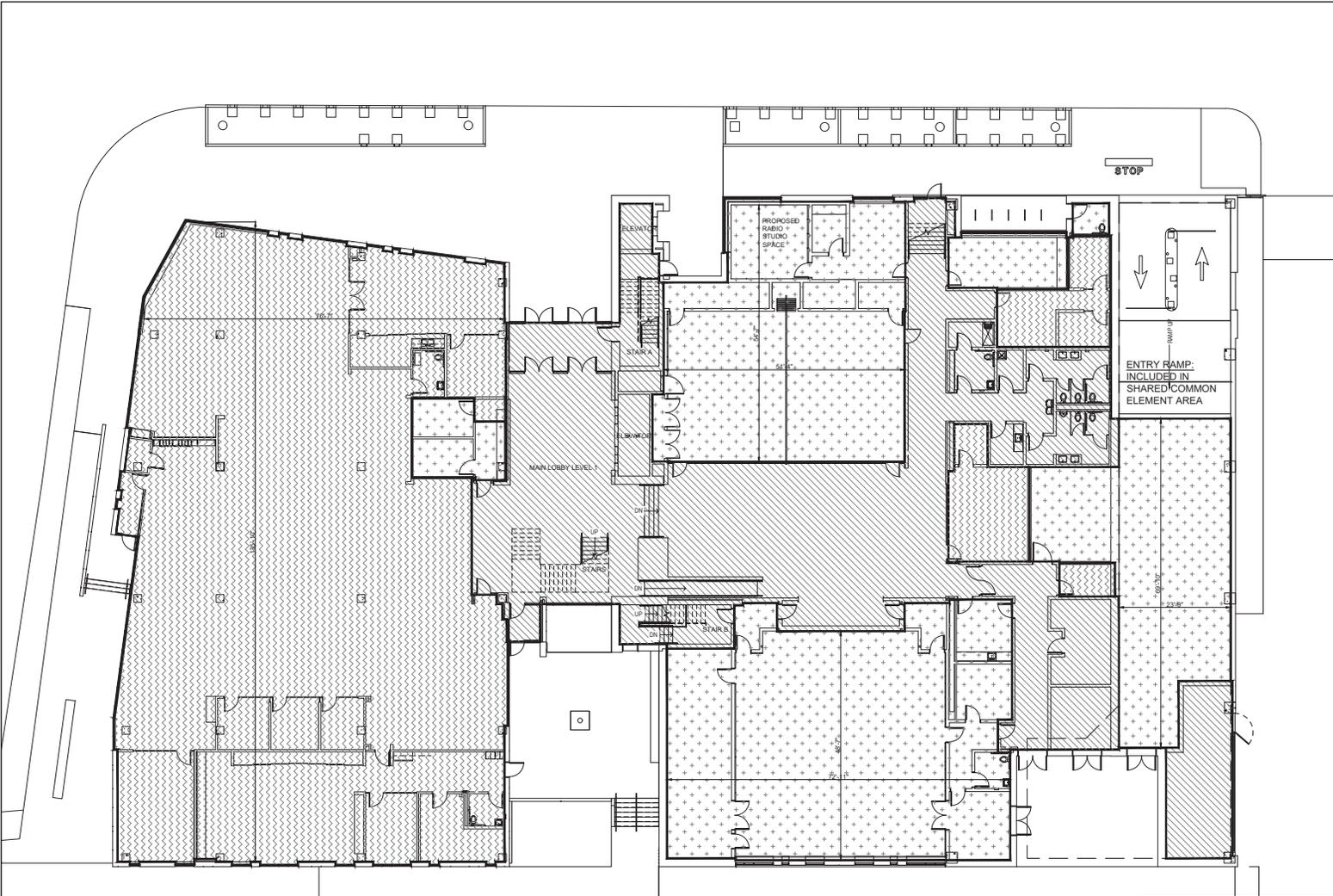
I, THE UNDERSIGNED ARCHITECT, BEING LICENSED UNDER THE PROVISION OF CHAPTER 83A OF THE GENERAL STATUTE HEREBY CERTIFY THAT THIS DRAWING IS ACCURATE AND COMPLIES WITH LOCAL BUILDING CODES AND CONTAINS ALL THE INFORMATION REQUIRED BY NORTH CAROLINA GENERAL STATUTE SECTION 47C-2-109, THE LAYOUT, LOCATION, CEILING, AND FLOOR ELEVATIONS, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT, AND THE SAME HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE _____

RICHARD GURLITZ _____



SEE DECLARATION OF CONDOMINIUM RECORDED ON _____, 2025 IN BOOK _____, PAGE _____ ORANGE COUNTY REGISTRY, AS AMENDED. THE UNITS ARE SUBJECT TO SUBDIVISION OR RELOCATION OF BOUNDARIES IN ACCORDANCE WITH SAID DECLARATION AND THESE FLOOR PLANS MAY BE AMENDED ACCORDINGLY.



**UNIT 1 ORANGE COUNTY
 UNIT 2 TOWN OF CARRBORO
 (See Hatch Legend)**

HATCH LEGEND

	UNIT 1 ORANGE COUNTY SPACE
	UNIT 2 TOWN OF CARRBORO SPACE
	SHARED COMMON ELEMENT AREA
	OC LIMITED COMMON ELEMENT AREA
	TOC LIMITED COMMON ELEMENT AREA

Space Summary - Level 01

OWNER	AREA
UNIT 1 ORANGE COUNTY SPACE	10,970.58 sf
UNIT 2 TOWN OF CARRBORO SPACE	8,880.99 sf
SHARED COMMON ELEMENT AREA	11,369.66 sf
OC LIMITED COMMON ELEMENT AREA	0 sf
TOC LIMITED COMMON ELEMENT AREA	0 sf
TOTAL GSF LEVEL 01	31,221.23 sf

Drakeford Library Complex Condominium Project -- Level 01

Scale: 1/16" = 1'-0" page 1 of 7

203 South Greensboro Street
 Carrboro, NC 27510

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

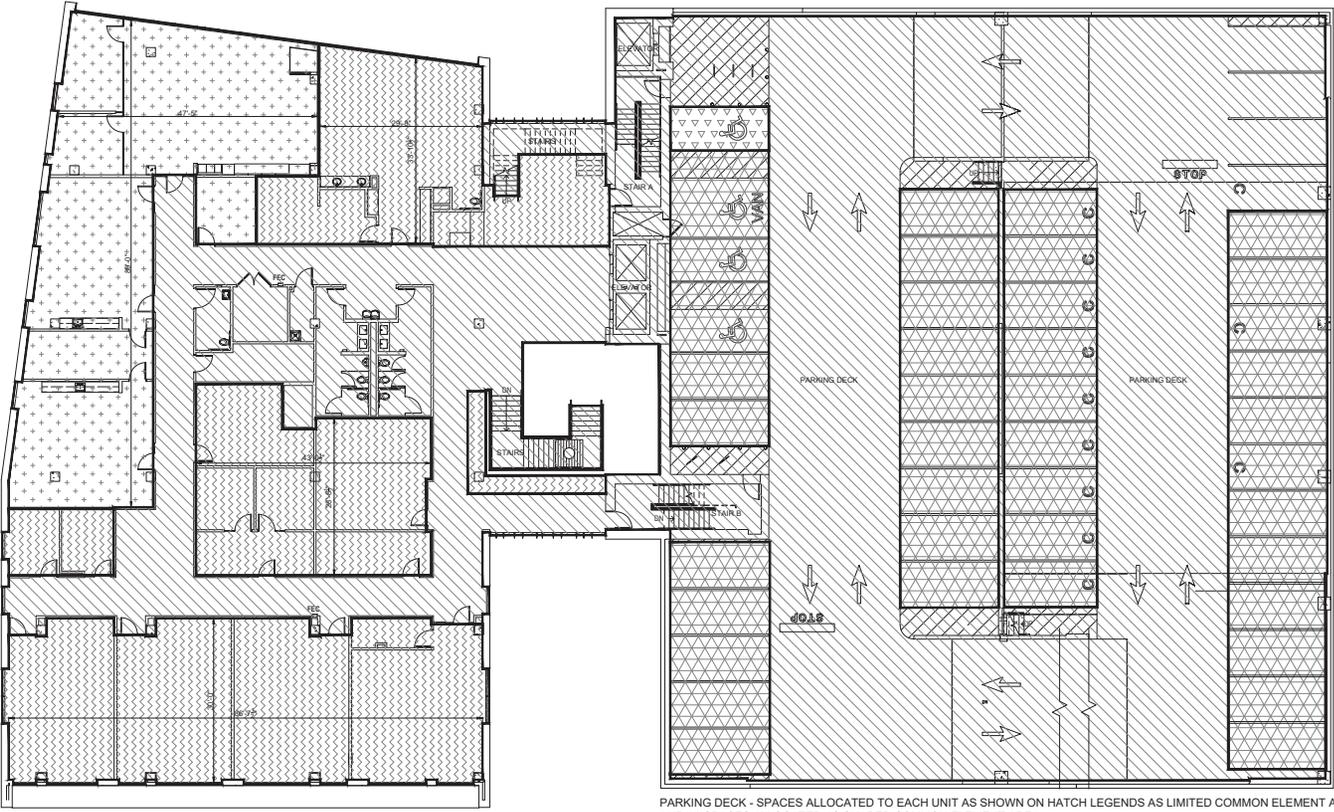
I, THE UNDERSIGNED ARCHITECT, BEING LICENSED UNDER THE PROVISION OF CHAPTER 83A OF THE GENERAL STATUTE HEREBY CERTIFY THAT THIS DRAWING IS ACCURATE AND COMPLIES WITH LOCAL BUILDING CODES AND CONTAINS ALL THE INFORMATION REQUIRED BY NORTH CAROLINA GENERAL STATUTE SECTION 47C-2-109, THE LAYOUT, LOCATION, CEILING, AND FLOOR ELEVATIONS. UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT, AND THE SAME HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE _____

RICHARD GURLITZ _____



SEE DECLARATION OF CONDOMINIUM RECORDED ON _____, 2025 IN BOOK _____, PAGE _____ ORANGE COUNTY REGISTRY, AS AMENDED. THE UNITS ARE SUBJECT TO SUBDIVISION OR RELOCATION OF BOUNDARIES IN ACCORDANCE WITH SAID DECLARATION AND THESE FLOOR PLANS MAY BE AMENDED ACCORDINGLY.



PARKING DECK - SPACES ALLOCATED TO EACH UNIT AS SHOWN ON HATCH LEGENDS AS LIMITED COMMON ELEMENT AREA; AND 36 SPACES ALLOCATED AS SHARED COMMON ELEMENT AREA.

**UNIT 1 ORANGE COUNTY
 UNIT 2 TOWN OF CARRBORO
 (See Hatch Legend)**

HATCH LEGEND

	UNIT 1 ORANGE COUNTY SPACE
	UNIT 2 TOWN OF CARRBORO SPACE
	SHARED COMMON ELEMENT AREA
	OC LIMITED COMMON ELEMENT AREA
	TOC LIMITED COMMON ELEMENT AREA

Space Summary - Level 02-P1

OWNER	AREA
UNIT 1 ORANGE COUNTY SPACE	5,756.12 sf
UNIT 2 TOWN OF CARRBORO SPACE	2,853.07 sf
SHARED COMMON ELEMENT AREA	15,436.10 sf
OC LIMITED COMMON ELEMENT AREA	144.00 sf
TOC LIMITED COMMON ELEMENT AREA	6,252.69 sf
TOTAL GSF LEVEL 02-P1	30,441.98 sf

Drakeford Library Complex Condominium Project -- Level 02-P1

Scale: 1/16" = 1'-0" page 2 of 7

203 South Greensboro Street
 Carrboro, NC 27510

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

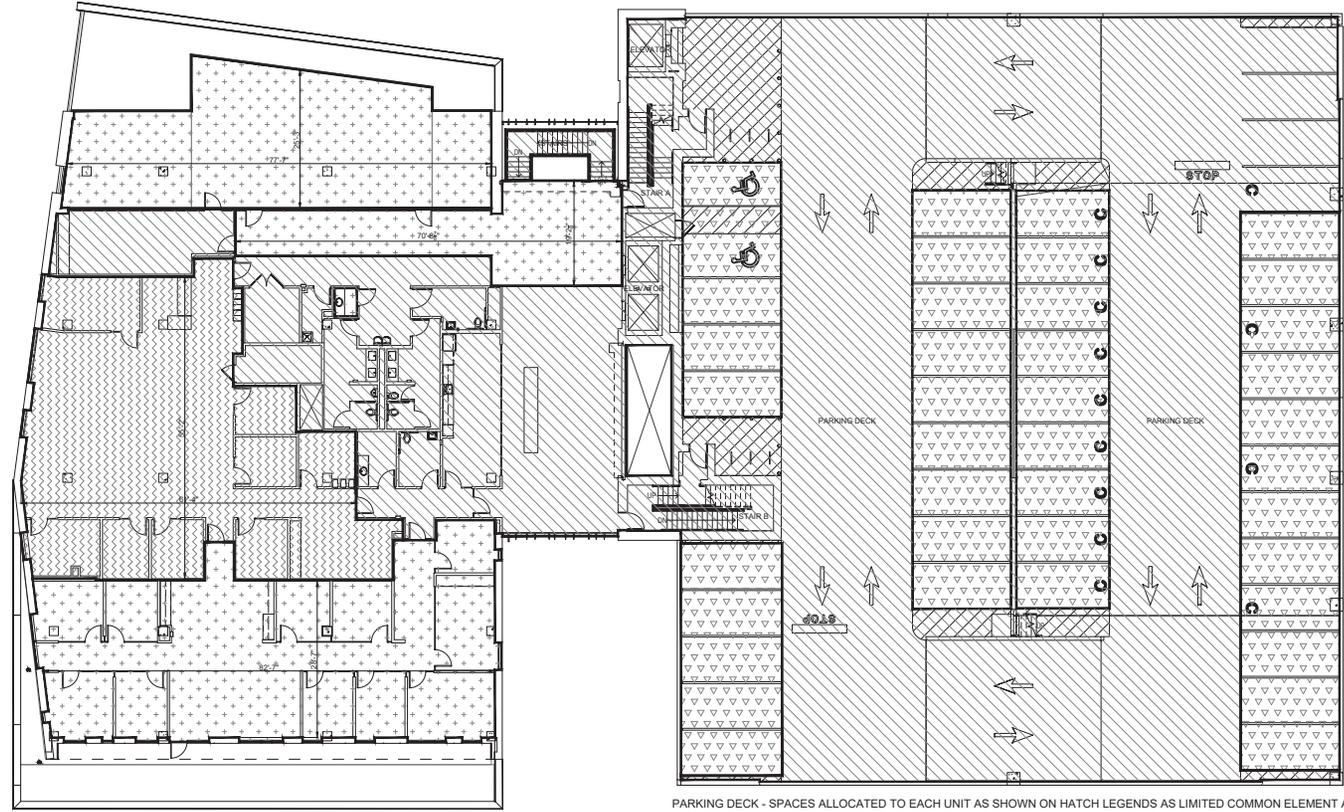
I, THE UNDERSIGNED ARCHITECT, BEING LICENSED UNDER THE PROVISION OF CHAPTER 83A OF THE GENERAL STATUTE HEREBY CERTIFY THAT THIS DRAWING IS ACCURATE AND COMPLIES WITH LOCAL BUILDING CODES AND CONTAINS ALL THE INFORMATION REQUIRED BY NORTH CAROLINA GENERAL STATUTE SECTION 47C-2-109, THE LAYOUT, LOCATION, CEILING, AND FLOOR ELEVATIONS, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT, AND THE SAME HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE _____

RICHARD GURLITZ _____



SEE DECLARATION OF CONDOMINIUM RECORDED ON _____, 2025 IN BOOK _____, PAGE _____ ORANGE COUNTY REGISTRY, AS AMENDED. THE UNITS ARE SUBJECT TO SUBDIVISION OR RELOCATION OF BOUNDARIES IN ACCORDANCE WITH SAID DECLARATION AND THESE FLOOR PLANS MAY BE AMENDED ACCORDINGLY.



PARKING DECK - SPACES ALLOCATED TO EACH UNIT AS SHOWN ON HATCH LEGENDS AS LIMITED COMMON ELEMENT AREA; AND 36 SPACES ALLOCATED AS SHARED COMMON ELEMENT AREA.

**UNIT 1 ORANGE COUNTY
 UNIT 2 TOWN OF CARRBORO
 (See Hatch Legend)**

HATCH LEGEND

	UNIT 1 ORANGE COUNTY SPACE
	UNIT 2 TOWN OF CARRBORO SPACE
	SHARED COMMON ELEMENT AREA
	OC LIMITED COMMON ELEMENT AREA
	TOC LIMITED COMMON ELEMENT AREA

Space Summary - Level 03-P2

OWNER	AREA
UNIT 1 ORANGE COUNTY SPACE	2,854.44 sf
UNIT 2 TOWN OF CARRBORO SPACE	5,212.31 sf
SHARED COMMON ELEMENT AREA	14,848.35 sf
OC LIMITED COMMON ELEMENT AREA	6,143.40 sf
TOC LIMITED COMMON ELEMENT AREA	0 sf
TOTAL GSF LEVEL 03-P2	29,058.50 sf

Drakeford Library Complex Condominium Project -- Level 03-P2

Scale: 1/16" = 1'-0" page 3 of 7

203 South Greensboro Street
 Carrboro, NC 27510

I, _____, A NOTARY PUBLIC IN
 AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY
 THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED
 BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR
 SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR
 THE PURPOSE STATED THEREIN AND IN THE CAPACITY
 INDICATED:

DATE: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

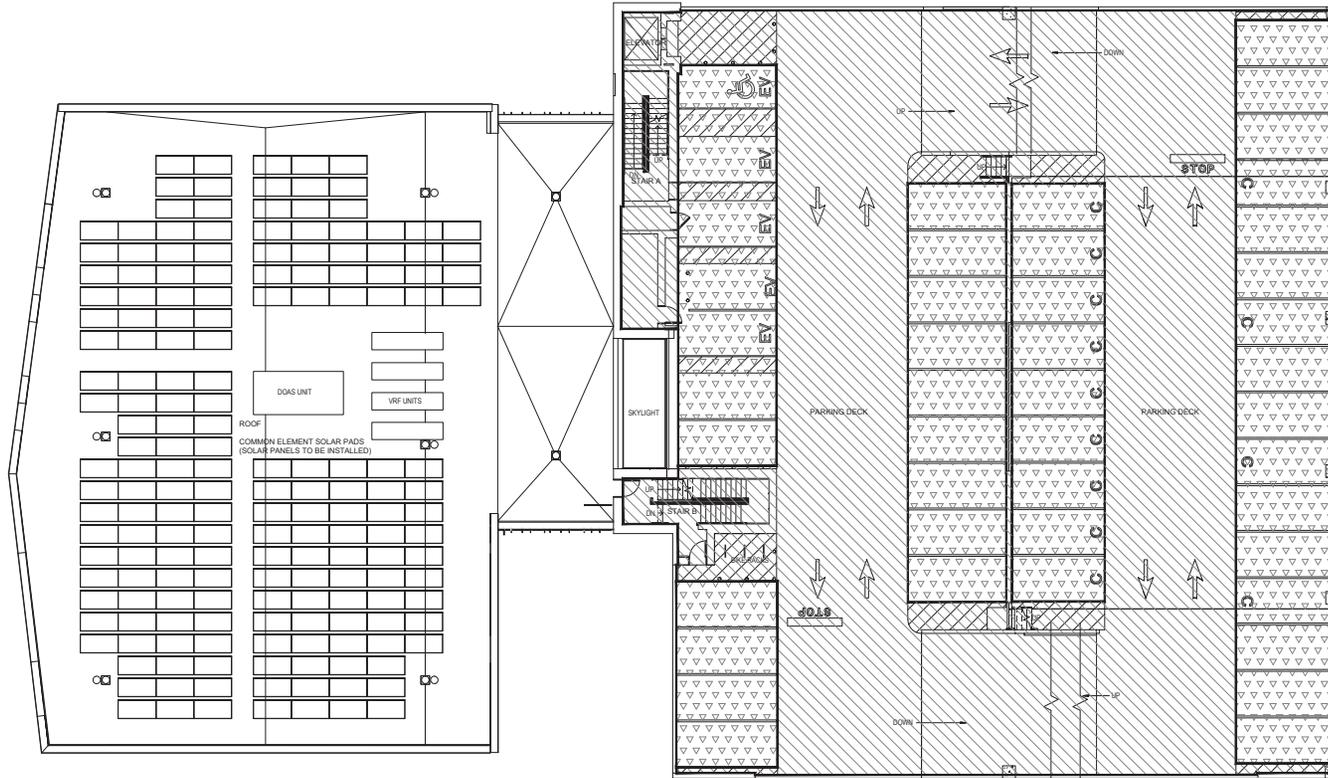
I, THE UNDERSIGNED ARCHITECT, BEING LICENSED
 UNDER THE PROVISION OF CHAPTER 83A OF THE
 GENERAL STATUTE HEREBY CERTIFY THAT THIS DRAWING
 IS ACCURATE AND COMPLIES WITH LOCAL BUILDING
 CODES AND CONTAINS ALL THE INFORMATION REQUIRED
 BY NORTH CAROLINA GENERAL STATUTE SECTION 47C-2-109,
 THE LAYOUT, LOCATION, CEILING, AND FLOOR
 ELEVATIONS, UNIT NUMBERS, AND DIMENSIONS OF THE
 UNITS AS BUILT, AND THE SAME HAVE BEEN
 SUBSTANTIALLY COMPLETED.

DATE _____

RICHARD GURLITZ _____



SEE DECLARATION OF CONDOMINIUM RECORDED ON
 _____, 2025 IN BOOK _____, PAGE _____
 ORANGE COUNTY REGISTRY, AS AMENDED. THE UNITS ARE
 SUBJECT TO SUBDIVISION OR RELOCATION OF BOUNDARIES
 IN ACCORDANCE WITH SAID DECLARATION AND
 THESE FLOOR PLANS MAY BE AMENDED ACCORDINGLY.



PARKING DECK - SPACES ALLOCATED TO EACH UNIT AS SHOWN ON HATCH LEGENDS AS LIMITED COMMON ELEMENT AREA;
 AND 36 SPACES ALLOCATED AS SHARED COMMON ELEMENT AREA.

**UNIT 1 ORANGE COUNTY
 UNIT 2 TOWN OF CARRBORO
 (See Hatch Legend)**

HATCH LEGEND

	UNIT 1 ORANGE COUNTY SPACE
	UNIT 2 TOWN OF CARRBORO SPACE
	SHARED COMMON ELEMENT AREA
	OC LIMITED COMMON ELEMENT AREA
	TOC LIMITED COMMON ELEMENT AREA

Space Summary - Level P3

OWNER	AREA
UNIT 1 ORANGE COUNTY SPACE	0 sf
UNIT 2 TOWN OF CARRBORO SPACE	0 sf
SHARED COMMON ELEMENT AREA	10,371.11 sf
OC LIMITED COMMON ELEMENT AREA	7,074.16 sf
TOC LIMITED COMMON ELEMENT AREA	0 sf
TOTAL GSF LEVEL P3	17,445.27 sf

Drakeford Library Complex Condominium Project -- Level P3

Scale: 1/16" = 1'-0" page 4 of 7

203 South Greensboro Street
 Carrboro, NC 27510

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

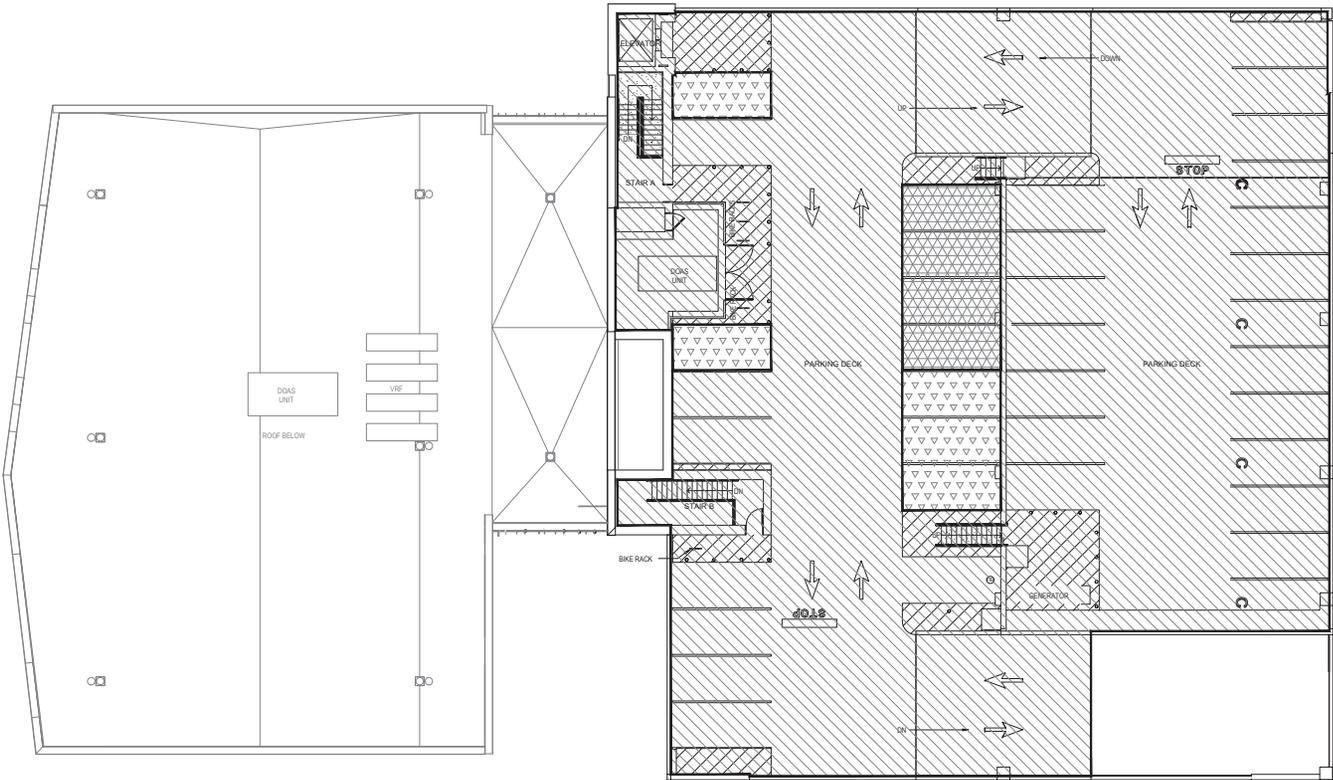
I, THE UNDERSIGNED ARCHITECT, BEING LICENSED UNDER THE PROVISION OF CHAPTER 83A OF THE GENERAL STATUTE HEREBY CERTIFY THAT THIS DRAWING IS ACCURATE AND COMPLIES WITH LOCAL BUILDING CODES AND CONTAINS ALL THE INFORMATION REQUIRED BY NORTH CAROLINA GENERAL STATUTE SECTION 47C-2-109, THE LAYOUT, LOCATION, CEILING, AND FLOOR ELEVATIONS, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT, AND THE SAME HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE _____

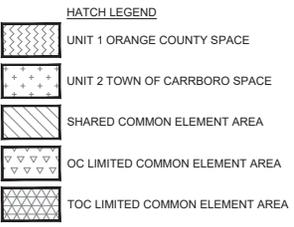
 RICHARD GURLITZ



SEE DECLARATION OF CONDOMINIUM RECORDED ON _____, 2025 IN BOOK _____, PAGE _____ ORANGE COUNTY REGISTRY, AS AMENDED. THE UNITS ARE SUBJECT TO SUBDIVISION OR RELOCATION OF BOUNDARIES IN ACCORDANCE WITH SAID DECLARATION AND THESE FLOOR PLANS MAY BE AMENDED ACCORDINGLY.



PARKING DECK - SPACES ALLOCATED TO EACH UNIT AS SHOWN ON HATCH LEGENDS AS LIMITED COMMON ELEMENT AREA; AND 36 SPACES ALLOCATED AS SHARED COMMON ELEMENT AREA.



Building Summary - All Levels	
OWNER	AREA
UNIT 1 ORANGE COUNTY SPACE	19,581.14 sf
UNIT 2 TOWN OF CARRBORO SPACE	16,946.37 sf
SHARED COMMON ELEMENT AREA	66,952.70 sf
OC LIMITED COMMON ELEMENT AREA	14,123.31 sf
TOC LIMITED COMMON ELEMENT AREA	6,861.69 sf
TOTAL GSF	124,465.21 sf

**UNIT 1 ORANGE COUNTY
 UNIT 2 TOWN OF CARRBORO
 (See Hatch Legend)**

Space Summary - Level P4	
OWNER	AREA
UNIT 1 ORANGE COUNTY SPACE	0 sf
UNIT 2 TOWN OF CARRBORO SPACE	0 sf
SHARED COMMON ELEMENT AREA	14,927.47 sf
OC LIMITED COMMON ELEMENT AREA	761.75 sf
TOC LIMITED COMMON ELEMENT AREA	609.00 sf
TOTAL GSF LEVEL P4	16,298.22 sf

Drakeford Library Complex Condominium Project -- Level P4

Scale: 1/16" = 1'-0" page 5 of 7

203 South Greensboro Street
 Carrboro, NC 27510

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

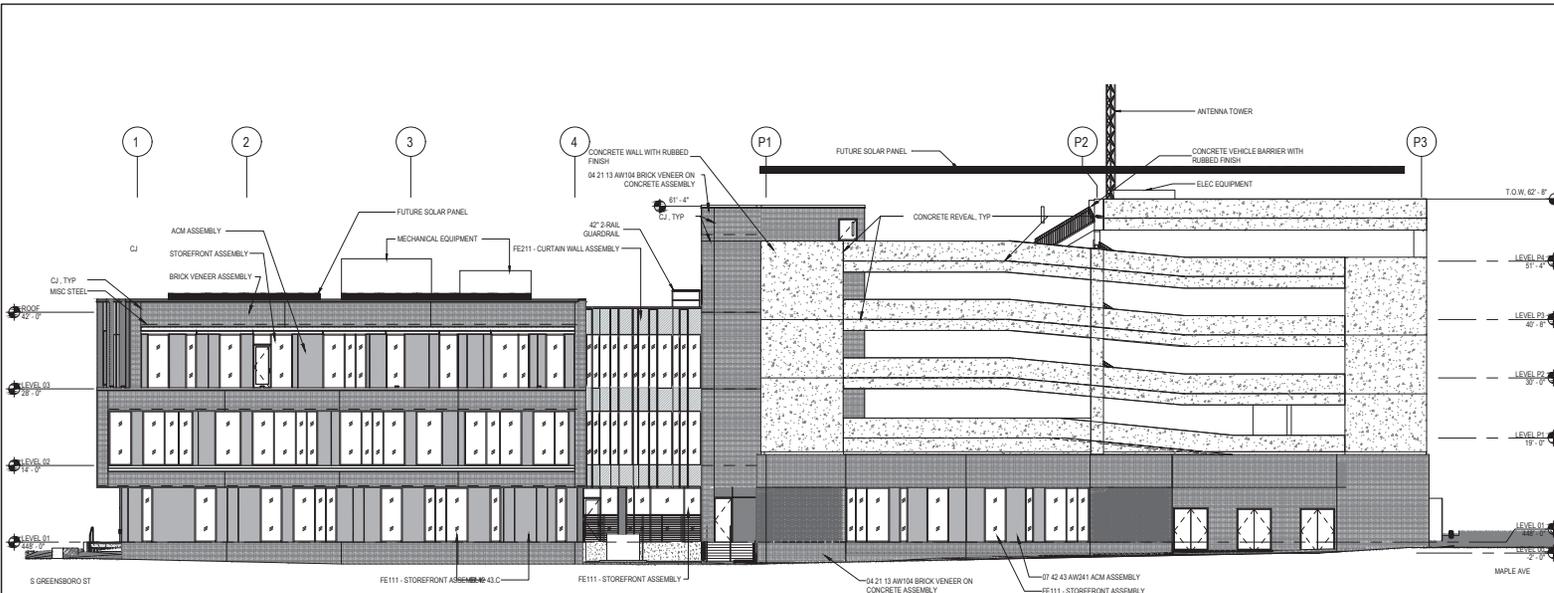
I, THE UNDERSIGNED ARCHITECT, BEING LICENSED UNDER THE PROVISION OF CHAPTER 83A OF THE GENERAL STATUTE HEREBY CERTIFY THAT THIS DRAWING IS ACCURATE AND COMPLIES WITH LOCAL BUILDING CODES AND CONTAINS ALL THE INFORMATION REQUIRED BY NORTH CAROLINA GENERAL STATUTE SECTION 47C-2-109, THE LAYOUT, LOCATION, CEILING, AND FLOOR ELEVATIONS, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT, AND THE SAME HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE _____

 RICHARD GURLITZ

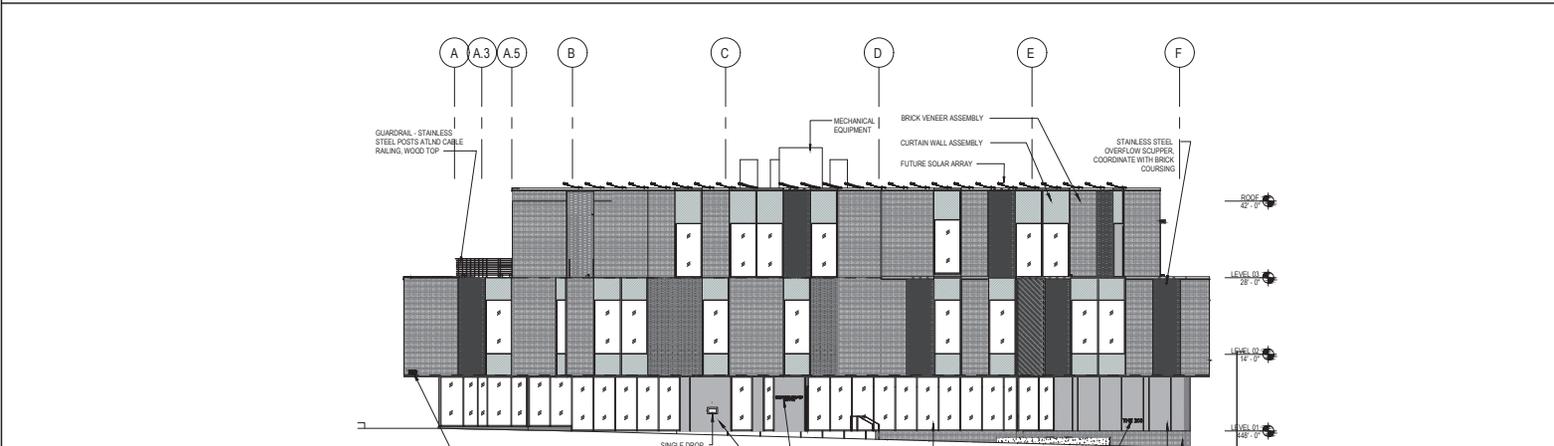


SEE DECLARATION OF CONDOMINIUM RECORDED ON _____, 2025 IN BOOK _____, PAGE _____, ORANGE COUNTY REGISTRY, AS AMENDED. THE UNITS ARE SUBJECT TO SUBDIVISION OR RELOCATION OF BOUNDARIES IN ACCORDANCE WITH SAID DECLARATION AND THESE FLOOR PLANS MAY BE AMENDED ACCORDINGLY.



1 South Elevation

Scale: 1/16" = 1'-0"



1 West Elevation

Scale: 1/16" = 1'-0"

Drakeford Library Complex Condominium Project -- Exterior Elevations

Scale: 1/16" = 1'-0"

page 6 of 7

203 South Greensboro Street
 Carrboro, NC 27510



**Drakeford Library Complex
Condominium Documents:
Differences between the version
presented on July 8, 2025, and the
current version**

1-20-2026

TIMELINE FOR THE APPROVAL OF THE CONDOMINIUM DOCUMENTS

- July 8th - Condominium documents and MOU were presented to the Board for comment
- Fall 2025 – The Town of Carrboro and Orange County worked to update the documents based on comments by the Orange County Board
- January 20th, 2026 – Orange County Board to review and approve the Condominium Documents
- Feb 2026 – Carrboro Board will approve condominium documents
- Spring 2026 – Town and County staff will update and present to the County Board and Town Council the updated Memorandum of Understanding

RELATIONSHIP BETWEEN THE CONDOMINIUM AGREEMENT AND MEMORANDUM OF UNDERSTANDING ¹⁰¹

- The condominium agreement establishes the legal basis for the joint ownership of the property. Once approved by both jurisdictions, it will be recorded as part of the official record. There will be little need to change this document going forward.
- The Memorandum of Understanding (“MOU”) establishes the principles for the joint operation of the facility outside of those stipulated in the condominium agreement. Both jurisdictions approve the MOU, which may be amended as needed and re-approved by both jurisdictions.

UPDATES TO THE CONDOMINIUM DOCUMENTS

102

- Explicitly recognized the MOU and outlines the purpose of the MOU, including further defining and delineating the roles and responsibilities of the parties operating the Condominium.
- Allows for disputes not resolved by the association to go through a mediation process
- Establishes that if either party charges for parking, the parties shall establish rules and regulations, which must be approved by the Executive Board, and any rules and regulations shall be documented in the MOU. It also specified that at no time will there be a charge for parking for designated Library patrons.

- Details the provision of custodial and security services and outlines that further details for their operation will be provided in the MOU
- Details that the condominium will be available as an election
- The Executive Board will be made up of 4 members, up from 2. The 4 members should be the Town Manager and County Manager, and a designee appointed by each manager.

- Outlines the appointment of an interim member to the Executive Board given the death, resignation, or removal of a Town or County Manager
- Establishment of the Drakeford Facility Operations Committee to be detailed in the MOU.

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-a**

SUBJECT: Minutes for November 14, 2025, November 18, 2025, November 21, 2025, December 1, 2025, and December 9, 2025 Meetings

DEPARTMENT: Board of County
Commissioners

ATTACHMENT(S):
Draft Minutes (under separate cover)

INFORMATION CONTACT:
Laura Jensen, Clerk to the Board, 919-
245-2130

PURPOSE: To correct and/or approve the draft minutes as submitted by the Clerk to the Board as listed below.

BACKGROUND: In accordance with 153A-42 of the General Statutes, the Governing Board has the legal duty to approve all minutes that are entered into the official journal of the Board's proceedings.

Attachment 1: November 14, 2025 Retreat
Attachment 2: November 18, 2025 Business Meeting
Attachment 3: November 21, 2025 Retreat
Attachment 4: December 1, 2025 Business Meeting
Attachment 5: December 9, 2025 Business Meeting

FINANCIAL IMPACT: There is no financial impact associated with this item.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GUIDING PRINCIPLE – COMMUNICATION AND AWARENESS**

We provide information and opportunities for engagement in a transparent manner so that all in our community have knowledge, understanding, and a voice.

RECOMMENDATION(S): The Manager recommends that the Board approve minutes as presented or as amended.

1 DRAFT

2 **MINUTES**
3 **ORANGE COUNTY**
4 **BOARD OF COMMISSIONERS**
5 **RETREAT**
6 **November 14, 2025**
7 **8:00 a.m.**

8 The Orange County Board of Commissioners met for a retreat on Friday, November 14, 2025 at
9 8:00 a.m. at Whitted Human Services Center in Hillsborough, NC.

10
11 **COUNTY COMMISSIONERS PRESENT:** Chair Jamezetta Bedford, Vice-Chair Jean Hamilton,
12 and Commissioners Marilyn Carter, Amy Fowler, Sally Greene, Earl McKee, and Phyllis Portie-
13 Ascott

14 **COUNTY COMMISSIONERS ABSENT:** None.

15 **COUNTY ATTORNEYS PRESENT:** John Roberts

16 **COUNTY STAFF PRESENT:** County Manager Travis Myren, Deputy County Manager Caitlin
17 Fenhagen, and Clerk to the Board Laura Jensen. (All other staff members will be identified
18 appropriately below)

19
20 Chair Bedford called the meeting to order at 8:10 a.m. All commissioners were present.

21 Chair Bedford welcomed everyone to the meeting. She announced that the County
22 Attorney, John Roberts, had a meeting this morning and would join as soon as possible.

23 Cy Stober, Planning and Inspections Director, thanked the Board for their investment in
24 learning more in preparation for the Land Use Plan. He explained the purpose of grouping the
25 topics of septic systems, community septic systems, groundwater, and community wells. He
26 emphasized that water and sewer access through OWASA or municipal utilities presents a
27 different conversation than development in rural county areas.

28
29 **Orange County Land Use Plan 2050 – Board Request for Additional Information**

30 **1. Community Septic and Wastewater Treatment**

31 Chair Bedford welcomed Tony Whitaker, Professional Engineer. Tony Whitaker
32 introduced himself as a long-term Orange County resident and professional engineer with 40
33 years of experience in the land development industry, primarily in the Orange County, Chapel
34 Hill, and Durham area. He said he is currently on the Orange County Board of Health but is not
35 speaking on behalf of that board today. He made the following presentation:

36
37 Slide #1

Community Wastewater Systems

November 14, 2025

Tony Whitaker, PE

1 Slide #2

Onsite Wastewater Systems

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. General <ul style="list-style-type: none"> • Ownership Options • Regulatory Authority • Individual vs. Community Ownership 2. Treatment <ul style="list-style-type: none"> • Importance of Soil • Effluent Standards • Treatment Methods • Advanced Pre-Treatment 3. System Costs | <ol style="list-style-type: none"> 4. Operational Monitoring 5. Community Systems <ul style="list-style-type: none"> • Advantages • Disadvantages 6. Failures <ul style="list-style-type: none"> • Components • Solutions • Historical example 7. Reflections 8. Policy Considerations 9. Questions |
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4 Slide #3

Definitions

Onsite Wastewater System

A treatment system located on or near the property that generates the wastewater being treated, and which disperses the effluent to the soil for final treatment.

Community Wastewater System

A single onsite system that serves more than one residential or commercial property.

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Tony Whitaker explained that an on-site wastewater system treats wastewater close to its source with effluent dispersed to soil, which provides both a place for water to go and thorough treatment. He defined community wastewater systems as single systems serving more than one separately owned property.

1 Slide #4

Wastewater System Ownership Options

Private

- Individual Property Owner
- Property Owner Association
- Mobile Home Park Owner
- Business or Non-Profit Entity
- Regulated Water Company

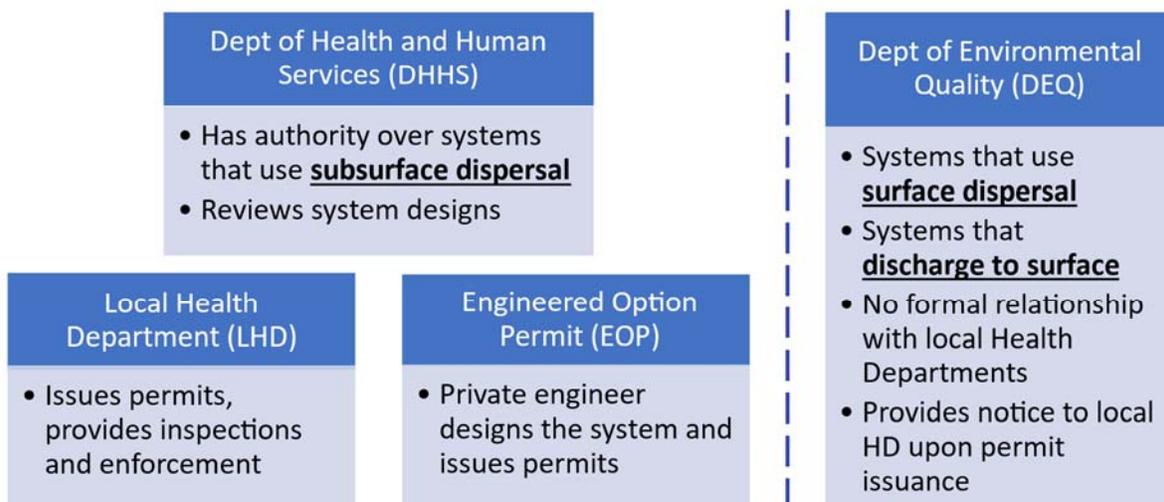
Public

- Local Government
- State Government
- Public Utility (e.g., OWASA)
- Sanitary District

2
3 Tony Whitaker noted he has not seen any prohibitions on who can own a wastewater
4 system. He listed various potential owners, including private companies, individuals, nonprofits,
5 regulated water companies, and public entities like sanitary districts.

6
7 Slide #5

Onsite WWS Regulatory Authority in NC



8
9 Tony Whitaker explained jurisdictional authority, noting that systems are regulated by two
10 state departments. The Department of Environmental Quality regulates surface dispersal
11 systems, while the Department of Health and Human Services oversees subsurface systems,

1 which is the focus for Orange County. He highlighted a significant regulatory change with the
 2 engineered option permit (EOP), which came about 8-9 years ago. Under this system, private
 3 engineers can design systems, avoid the regulatory review process by essentially standing in
 4 the shoes of the regulatory agency, administer their own quality control of the drawings that they
 5 produced, and issue a permit for construction for that system. He noted that state regulatory
 6 staff now review only about 10 percent of big system designs, with about 90 percent going
 7 under this private option. He emphasized that this is a significant change.

8
 9 Slide #6

Individual System vs. Community System



10
 11 Tony Whitaker explained that in an individual system, each house would have its own
 12 septic tank and private distribution lines extending into the yard for dispersal. In contrast, a
 13 community system serving four homes would have individual septic tanks for each home that
 14 connect to a more centralized, compact dispersal field. This system is supported by common
 15 pumping and control mechanisms that manage the effluent distribution, allowing the cluster
 16 dispersal field to effectively serve all four homes as a single entity. This setup not only requires a
 17 smaller total land area but also enhances land use efficiency, particularly when advanced
 18 treatment levels are implemented, allowing for more compact neighborhood designs.

19 Chair Bedford asked about the relationship between topography and well water
 20 placement relative to septic drain systems.

21 Tony Whitaker explained that while it's generally preferred for wells to be uphill from
 22 septic systems, one can't always infer that groundwater is flowing like surface water is flowing.
 23 He emphasized that horizontal separation is the key factor for protecting wells from wastewater
 24 systems.

25 Chair Bedford asked about whether developers grade plots to use gravity flow.

26 Tony Whitaker said that it is preferred but not always feasible, and many community
 27 systems use STEP (septic tank effluent pump) systems to get effluent from individual homes to
 28 common dispersal areas.

29 Commissioner Greene said the Fiddlehead project proposal had that sort of system
 30 where there was a pump between individual homes and the field.

1 Vice-Chair Hamilton asked what science/evidence is behind what horizontal separation
2 does, and if there is a certain distance required.

3 Tony Whitaker explained that these regulatory requirements are a simplified proxy for a
4 complicated process. He described how wastewater trickles downward from dispersal lines,
5 gets treated, and then mingles with groundwater flow patterns. For wells, the casing is driven
6 down below the bedrock level so shallow groundwater cannot enter, and horizontal distance
7 helps ensure the plume of water from the drain field doesn't reach the well directly.

8 Vice-Chair Hamilton said it would be interesting to know when that science was
9 developed and if it actually tracks, especially if there is a big system with lots of homes or
10 different wells.

11 Tony Whitaker said many large systems have monitoring wells that are drilled to test
12 along the perimeter in the expected direction of groundwater flow on the downslope side of the
13 wastewater system. He explained that this is where samples are taken to determine if
14 groundwater is within normal standards. As the system is operated, it can be compared to early
15 control samples. He said a lot of communities don't use monitoring wells, but if there is a
16 concern about groundwater impacts, they can be required.

17 Cy Stober said the next presenter can speak to community well monitoring, which is also
18 a requirement of community wells.

19 Vice-Chair Hamilton asked what happens to solids during treatment.

20 Tony Whitaker said the septic tank provides primary treatment, which includes straining
21 out the solids. He said things that float will do so and remain captured, things that sink, sink to
22 the bottom, and all the septic tank outlets have a filter that strains things bigger than 1/16—
23 floating stuff does not leave, settled things don't leave, and what remains begins a biological
24 breakdown in the tank and is converted to liquid and other gases. He said tanks still need
25 pumping every 4-5 years.

26
27 *John Roberts arrived at 8:35 am.*

28
29 Vice-Chair Hamilton asked if this is a natural process.

30 Tony Whitaker said yes, biological activity is important to the breakdown of material.

31 Commissioner Fowler asked about the expense of a community system vs. more
32 individual systems.

33 Tony Whitaker said he has a slide coming up on that.

34 Cy Stober said that if there are safety measures the Board would like to include, they
35 can put these regulations in place in the UDO, like monitoring systems.

36 Commissioner McKee said if that is discussed, the Board also needs to discuss the
37 costs involved.

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1 Slide #7

How Do Community Systems Differ From Individual Systems?

1. Larger and more complex
2. Common elements owned by HOA and located on HOA land
3. Common expenses are typically shared by all users
4. Some homes contribute more wastewater than others
5. Subject to higher design standards (due to size and complexity; not due to common ownership)
6. Operated professionally with more robust monitoring, inspections and reporting

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Tony Whitaker highlighted #5, and said that even though these community systems are subject to higher design standards in the state regulations, it's not because it's under common ownership, but is because the system is just larger.

Slide #8

What about the Soil?

1. Soil used for dispersal must be:
 - a. Able to absorb and treat effluent
 - b. Appropriately located
 - c. Sufficient in area
2. **Soil meeting this criteria is in very limited supply in Orange County**
3. Enhanced treatment or dispersal types are required for more limiting soil conditions
4. Some soils are not usable at all



9

1 Tony Whitaker said soil is the most important part of the on-site wastewater system. He
2 said suitable soil for these types of systems is in short supply in Orange County. He said parcels
3 may have a little bit of suitable soil for these systems, but in general, this reality limits
4 development in rural counties in this piedmont area of the state. He said this is a precious
5 resource that is limited.

6 Commissioner Fowler asked if the dispersal field could be put between trees.

7 Tony Whitaker said it's possible, but the dispersal field will last longer without trees.

8 Commissioner Portie-Ascott asked if the soil analysis and suitability would be clear when
9 a project comes before the Board.

10 Tony Whitaker said the county plays a part in determining if the soil is suitable, but there
11 are some nuances, and he will address those later in his presentation.

12 Vice-Chair Hamilton asked what else soils that are suitable for wastewater systems are
13 also good for.

14 Tony Whitaker said it could be suitable for farming, building roads, etc.

15 Commissioner McKee said there probably isn't a direct link to farming, because he has
16 some soil that is not good for wastewater systems, but it is one of the best farming fields he has.

17 Tony Whitaker said that may have something to do with the depth or a limiting condition
18 like rock that would make it not usable for wastewater systems but has upper layers that are
19 good for farming.

20 Commissioner McKee said another factor is the airspace between the soil particles.

21

22 Slide #9

Usual Wastewater Constituents of Concern

- Biological Oxygen Demand (BOD-5, CBOD)
- Total Suspended Solids (TSS)
- Various types and measures of Nitrogen compounds (Ammonia, Nitrite, Nitrate, TKN, TN)
- Fecal Coliform (primarily as an indicator of other sickness-causing pathogens in the water)

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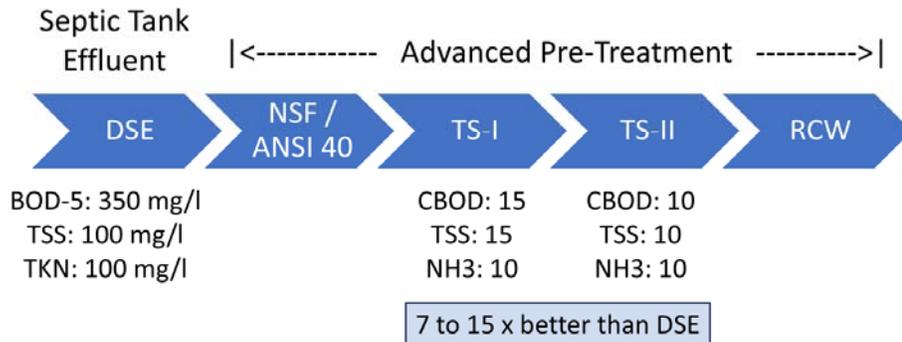
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1 Slide #10

Standards for Effluent Quality



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3 Tony Whitaker said success in wastewater treatment is measured by how well
4 concentrations of certain undesirable characteristics or constituents can be removed, which are
5 represented on this slide. He said the left represents the least treated effluent standard, and
6 they are increasingly well treated moving to the right. The concentrations listed are the
7 maximum allowable concentrations that are generally allowed to flow out of a septic tank and
8 then be directly dispersed to good, suitable soil for further treatment. However, he said most
9 water coming out of a septic system is better.

10 Chair Bedford asked what BOD means.

11 Tony Whitaker said, Biological Oxygen Demand, is a measure of the load of certain
12 kinds of bacteria and biological components that consume oxygen as they break down, so that
13 when the load is sent downstream to oxygenated water, the change to the oxygenation levels in
14 that water can be observed.

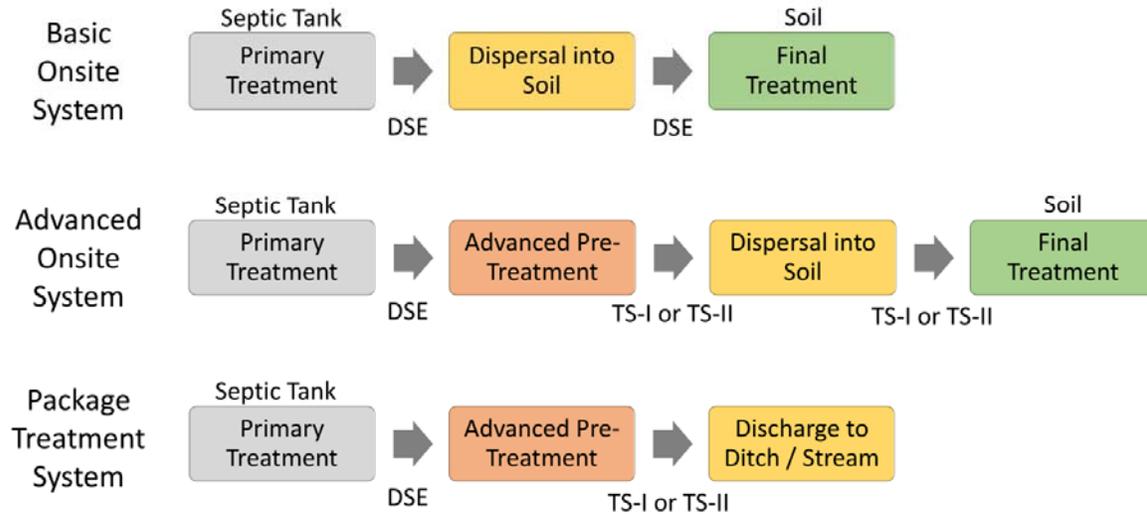
15 Commissioner Bedford asked him to elaborate on TSS and TKN.

16 Tony Whitaker said TSS refers to Total Suspended Solids, and TKN is a combination of
17 different types of nitrogen. He noted that these standards are for the water that's applied to the
18 soil. He said if the soil is very limited, it could do some treatment, but not great treatment;
19 advanced pretreatment may be needed, which takes that water to a higher level of treatment
20 before it is dispersed. He said the water is 7 to 15 times better with advanced pretreatment than
21 the DSE standard, but it comes at a high cost.

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1 Slide #11

Comparison of Treatment Methods



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3 Commissioner Portie-Ascott asked if a regional package treatment system works the
4 same way as the package treatment system shown on the slide.

5 Tony Whitaker said that the term may refer to a large system that serves more than one
6 neighborhood or even a region of a county.

7 Vice-Chair Hamilton asked if there is a difference between the advanced pretreatment
8 system for the advanced on-site system and for the package treatment system.

9 Tony Whitaker said it would depend on the size. He said there would not necessarily
10 have to be a difference because the manufacturers that make the advanced pretreatment units
11 make them in different scales for individual homes vs. neighborhoods.

12 Vice-Chair Hamilton asked if one of the differences is that the package treatment system
13 does not include the extra opportunity to have the soils clean the water.

14 Tony Whitaker said that is correct, but virtually all discharge systems are required to go
15 to these TS1 or TS2 levels, and often use radiation or ultraviolet treatment for disinfection.

16 Commissioner Carter asked if advanced pre-treatment systems address PFAS and
17 heavy metals.

18 Tony Whitaker explained that these systems aren't designed for heavy metals, though
19 some might be bound in treatment.

20 Commissioner McKee asked if the water is theoretically drinkable after advanced pre-
21 treatment.

22 Tony Whitaker said it is not quite up to drinking water standards, which would be off the
23 chart of the last slide, but it is getting close.

24
25 *The Board recessed for a break at 9:05 AM.*

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1 Slide #12

Why Use Advanced Pre-Treatment?

Overcome a Limiting Site Condition

or

Increase System Capacity

2
3 Chair Bedford asked if OWASA's sewer treatment plant is like a massive package
4 treatment system with the addition of chlorination treatment.

5 Tony Whitaker said municipal systems like OWASA, use other processes to simulate the
6 biological activity, like activated sludge. He emphasized that these processes are still about
7 using natural biological processes to affect biochemical changes.

8 Chair Bedford asked if OWASA also discharges wastewater into the stream once
9 treated.

10 Tony Whitaker said yes.

11 Commissioner Carter asked what the difference was between monitoring in a system
12 like OWASA's vs. a package treatment system.

13 Tony Whitaker said OWASA is required to report to the state and are highly regulated in
14 terms of the quality of discharge. He said they also likely do test every day for some particles.
15 He explained why someone would use advanced pretreatment despite the expense. He said
16 advanced pretreatment is a way to overcome limiting site or soil conditions and increase system
17 capacity. He explained that given the same amount of soil and the same type of soil, it's
18 possible to have a bigger system with advanced pretreatment, which means more homes on the
19 same soil for a developer.

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1 Slide #13

Estimated Installation and Maintenance Costs

	System Description	Installation, Not Including Design	Monitoring and Testing, Annually	Maintenance and Repairs, Annually
Individual System, 4-Bedroom House	Conventional system	\$9,000 - \$12,000	-	\$100 - \$200
	With pump	\$16,000 - \$20,000	-	\$300 - \$400
	Innovative system	\$25,000 - \$50,000	\$0 - \$1,000	\$300 - \$400
	With Advanced Pre-Treatment	\$45,000 - \$75,000	\$750 - \$1,500	\$300 - \$400
Community System, Per Lot	Without Advanced Pre-Treatment	\$20,000 - \$40,000	\$200 - \$300	\$300 - \$400
	With Advanced Pre-Treatment	\$40,000 - \$60,000	\$300 - \$500	\$400 - \$600

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Tony Whitaker said these costs are derived from his conversations with professionals in the industry. He presented installation costs ranging from \$9,000-\$75,000 for individual 4-bedroom homes and \$20,000-\$60,000 per lot for community systems. He emphasized the wide ranges reflect custom designs, site conditions, material choices, and contractor pricing variations. He noted potential economies of scale with community systems, though site-specific factors can counterbalance savings. Tony Whitaker noted that individual homes with advanced treatment face disproportionate testing costs compared to community systems, where costs are distributed among multiple owners.

Slide #14

NC DHHS Onsite Wastewater System Types

	System Classification	Example Characteristics	Management Entity	Inspection Frequency - By Mgmt. Entity	Inspection Frequency - By Orange County
Increasing Complexity ↓	Type I	Composting Toilet	Owner	None	None
	Type II	Single family with conventional dispersal	Owner	None	None
	Type III	Some types of non-conventional dispersal	Owner	5 years if a pump	5 years if a pump
	Type IV	LPP dispersal, shared elements, etc.	Certified Operator or Public Mgmt. Entity	Annually or Semi-annually	5 or 3 years
	Type V	DSE > 3000 gpd, AP < 3000 gpd, etc.	Certified Operator or Public Mgmt. Entity	Annually - Weekly	Annually
	Type VI	AP > 3000 gpd	Certified Operator or Public Mgmt. Entity	Monthly - Daily	Semi-annually

Any Community System will be classified as Type IV, V or VI.

13

1 Tony Whitaker said any community system will be one of three types: Type IV, V, or VI,
 2 which all require professional management and regular inspections by both management
 3 entities and local health departments.

4 Commissioner Portie-Ascott asked if lot size affects per-lot costs for community systems
 5 Tony Whitaker said it depends on the size of the lot and the distance away from the
 6 common features. He said larger or longer infrastructure may be required to get the water
 7 transferred to the common features, which could drive prices up. That is one of the factors that
 8 would be considered when thinking about whether it is more economical to have a community
 9 system or an individual lot system.

10
 11 Slide #15

Community System Advantages

Developer	County	<u>Advantages</u>
X	X	1. More effective use of limited soil resources
X	X	2. Better neighborhood design with clustered lots
X	X	3. Supports a higher lot yield, within limits
	X	4. HOA control and responsibility
	X	5. Requires professional operational management
	X	6. Can provide much better effluent quality (if AP is used)
	X	7. Common maintenance not subject to family budget choices
	X	8. Opportunity for BOCC to influence system characteristics

12
 13 Tony Whitaker presented his subjective views on community system advantages,
 14 including efficient land and resource use, better neighborhood design potential, clustered lots,
 15 professional management requirements, and opportunities for the county to influence system
 16 design and impose conditions.

17 Commissioner Fowler asked if the Board members should be concerned if the dispersal
 18 field looks like it takes up a large part of the lot in a project that comes before them.

19 Tony Whitaker said if there isn't an individual well on the lot, there is more flexibility to
 20 have a dispersal system if there is good soil. He said if there isn't good soil, it may not work well.

21 Cy Stober said the lots that came up at the most recent public hearing, which
 22 Commissioner Fowler was referencing, had limitations on any additions or accessory structures
 23 being constructed on those lots because they're either the drain field or the repair area. He said
 24 those homeowners would be limited to improving their private property because the land is
 25 consumed by the drain field or the repair area.

26 Tony Whitaker said procedurally, community systems provide an opportunity for the
 27 Board to influence system design and impose conditions that would not be possible for
 28 individual systems.

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1 Slide #16

Community System Disadvantages

Developer	County	<u>Disadvantages</u>
X		1. Higher costs may work against attainable housing goals
	X	2. System problems and costs affect all property owners
X	X	3. Some maintenance costs are still incurred by household
X	X	4. HOA control and responsibility
X		5. Can be a higher installation cost, on a per-lot basis
X		6. Developer bears costs of design and most of installation

2
3 For disadvantages, Tony Whitaker listed potentially higher costs affecting affordable
4 housing goals, the "if it fails, everybody is impacted" concern, questions about HOA capability to
5 manage systems, and the significant upfront cost burden on developers who must construct
6 entire systems initially rather than leaving septic installation to individual builders.

7 Vice-Chair Hamilton asked about construction timing.

8 Tony Whitaker explained that under the EOP process, once the wastewater system is
9 permitted for construction, building permits can be sought, with the presumption that system and
10 home construction occur simultaneously.

11
12 Slide #17

Failure of System Components

System Component	Durability for Long-Term Service	Replacement Materials Readily Available?	Relative Cost to Replace
Tanks	HIGH	YES	\$\$\$
Filters	MEDIUM	YES	\$
Pumps	MEDIUM	YES	\$
Controls & Alarms	MEDIUM	YES	\$\$
Advanced Pre-Treatment Units	HIGH	YES	\$\$\$
Dispersal Field	MED-HIGH	YES (Repair Field)	\$\$\$

13
14 Tony Whitaker said generally, the things that cost the most have the highest durability.
15 He said high durability means that the part should not have to be replaced again during the life
16 of the system.

17

1 Slide #18

What Happens When Something Fails?

1. Is the failure known by the property owner?
2. Is the problem discovered early or late?
3. Is it a matter of normal maintenance / repair?
4. Or something more serious?
5. Is correction optional? ... or mandatory?
6. Is the owner motivated to fix it?
7. Are funds available to fix it?

Answers to these questions may be more satisfying for a Community system than for an Individual system

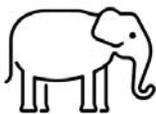
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3 Commissioner McKee asked to return to the previous slide. He asked what happens if,
4 after a drain field fails, a repair area also fails.

5 Tony Whitaker said sometimes a dispersal field can benefit from resting, so it is possible
6 that the original drain field could be used again, but not if the system fails in a way that isn't
7 repairable.

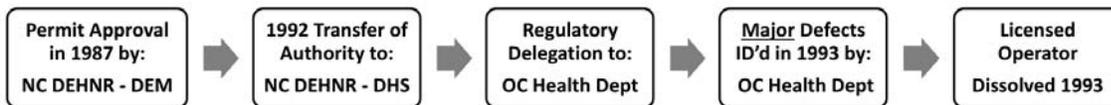
8 Commissioner McKee asked if that option is more or less likely on a smaller lot.

9 Tony Whitaker said if there is advanced pre-treatment, there wouldn't be an issue.
10 Otherwise, the smaller the dispersal area, the higher the chance that there won't be a
11 recoverable repair. He said community systems are also valuable because individual owners
12 may not know that their system is failing until there is a dire situation, whereas community
13 systems require more intense inspections.

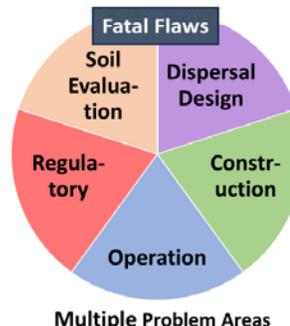
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15 Slide #19



Historical Perspective: Piney Mountain Neighborhood



- 58 single family lots in Rural Buffer
- Not fully built out when problems found
- Identified by OCHD during Permit Renewal
- * Dispersal field and repair field not suitable *
- Resolved via OWASA & Durham cooperation
- Has left a lasting negative impression
- Bad actors; not bad technology



1 Tony Whitaker presented a detailed analysis of the Piney Mountain neighborhood failure,
 2 describing it as 58 lots in the rural buffer permitted in 1987. After about five years, the inspection
 3 authority transferred to the Orange County Health Department, which had never been involved
 4 in the system's design. Upon inspection, the county discovered the system was in a terrible
 5 state, finding that dispersal piping hadn't been fully installed, the repair area was unsuitable, the
 6 primary area was 80 percent unsuitable soil, and there was effluent on the ground surface. The
 7 county stopped issuing building permits, leading to turmoil and lawsuits. Ultimately, OWASA and
 8 the City of Durham provided a public sewer connection, allowing the on-site system to be
 9 abandoned. He identified five problem areas in the Piney Mountain case but emphasized two
 10 "fatal flaws": soil evaluation and dispersal design that made that system unable to function. He
 11 quoted the county engineer at the time who said the system "could never perform adequately
 12 regardless of funds spent." Despite this, he concluded that this system and all its negative
 13 experiences are not an indictment of community wastewater systems but rather an indictment of
 14 bad actors who were allowed by the regulatory agency to act badly. As a counterexample, he
 15 described Hardscrabble Plantation in Durham County, built in the early 1990s using the same
 16 technology, but which has been in continuous successful operation since the early 1990s. He
 17 also mentioned touring a commercial system in Chatham County operating successfully for 15
 18 years with twice-weekly professional oversight.

19 Commissioner Carter asked what regulations need to be in place to prevent this.

20 Tony Whitaker responded that Orange County's major subdivision procedures in the
 21 UDO already require developers to stake out soil areas for dispersal, have county staff evaluate
 22 them, and provide an assessment before preliminary plat applications. This would theoretically
 23 solve the Piney Mountain fatal flaw problem. However, he warned that the state has been slowly
 24 eroding local health departments' abilities to have anything to say about these system designs,
 25 causing consternation among health department staff statewide.

26 Commissioner McKee asked about inspection requirements for the Durham County
 27 example.

28 Tony Whitaker said it was a Type 6 system requiring twice-weekly inspections due to its
 29 size and complexity. The company doing inspections also does soil science work, engineering
 30 design, and system operation, working for both the HOA and individual commercial property
 31 owners.

32

33 Slide #20

Reflections

1. The regulatory environment for onsite wastewater systems doesn't differentiate between Individual and Community ownership status.
2. Community wastewater systems are inherently unique and customized.
3. Any Community system requires professional operational management.
4. The EOP process shifts significant regulatory functions to the private sector.
5. Current Orange County UDO procedures for Major Subdivision should prevent a repeat of the "fatal flaw" in the Piney Mountain community system.
6. Community systems present opportunities for the BOCC to shape wastewater system characteristics in ways not typically available for Individual systems.

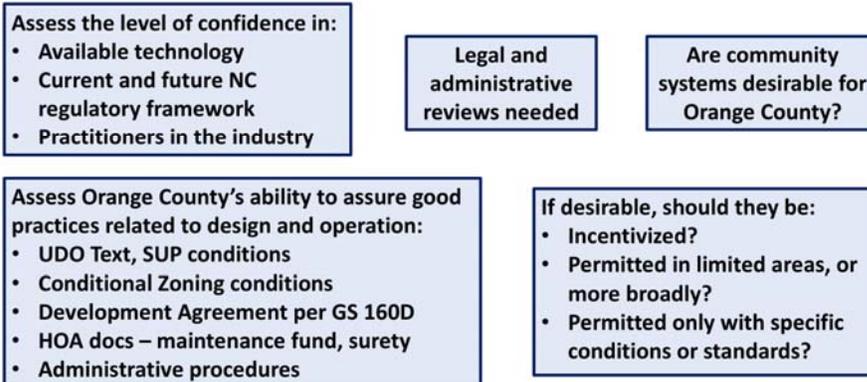
1 Slide #21

Simplified Policy Options for Community Wastewater Systems



2
3
4 Slide #22

Policy Considerations for Community Systems



5
6
7 Slide #23

Questions?

8

1 Vice-Chair Hamilton asked about the impact of climate change on these systems. She
2 asked, as there are more flood events, how do these community and individual systems work
3 when there is more water in the ground?

4 Tony Whitaker said the state allows counties to have local rules for the time being. He
5 said Orange County has historically been looked to as a leader in the state on on-site
6 wastewater regulation. The current rules give the county the ability to have extra requirements
7 that can prevent water intrusion. However, dispersal fields don't work as well when they are
8 saturated from rainfall, of course, and some community systems are required to have additional
9 storage capacity in the tanks and not disperse water when it's extraordinarily wet, but disperse it
10 later. He said another mitigation effort would be to keep these wastewater systems out of
11 floodplains and near-term floodplains. He acknowledged that there isn't a great static answer to
12 what a floodplain is because it is always changing. He said municipal treatment plants are
13 facing the same questions, so it is not unique to community septic systems.

14 Vice-Chair Hamilton acknowledged that this is an issue with different types of systems
15 but pointed out that there is a difference between systems in who mitigates and pays for issues.

16 Commissioner Fowler thanked Tony Whitaker for his presentation.

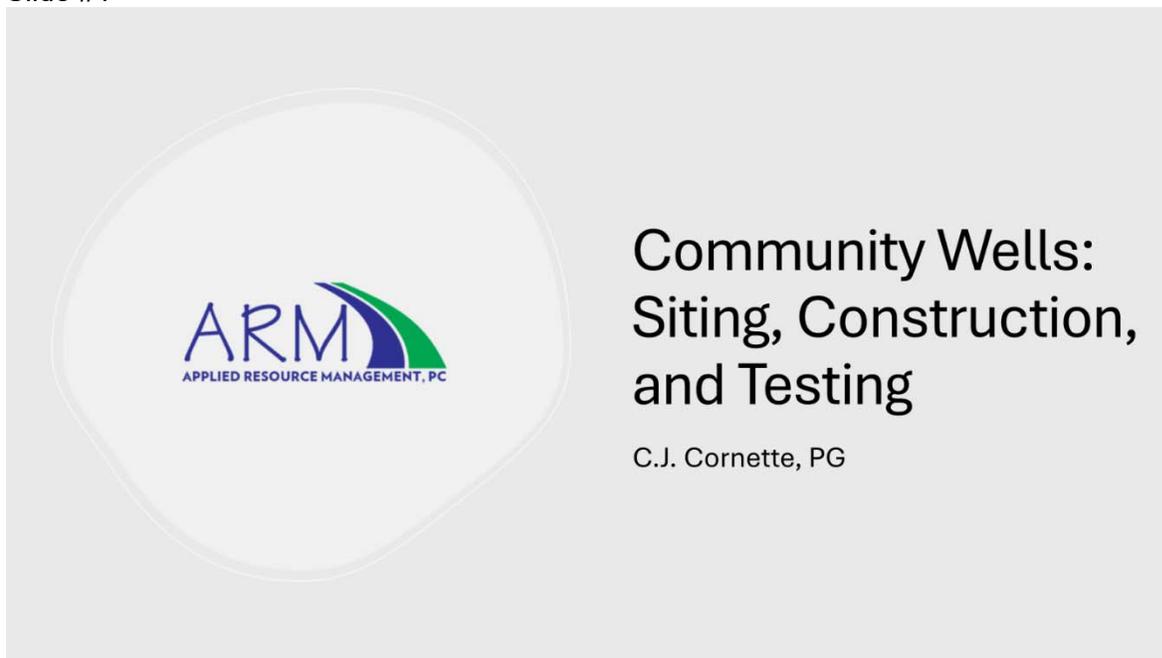
17
18 *The Board recessed for a break at 10:11 AM.*

19
20 *The Board reconvened at 10:23 a.m.*

21
22 **2. Groundwater Resources**

23 C.J. Cornette, Professional Geologist, made the following presentation:

24
25 Slide #1



ARM
APPLIED RESOURCE MANAGEMENT, PC

Community Wells: Siting, Construction, and Testing

C.J. Cornette, PG

26

27

1 Slide #2

Outline

- Professional Background
- What is a Well?
 - The Hydrologic Cycle
 - Well Overview
- Public Supply Well Overview
- Public Supply Well Siting
 - Hydrogeologic Evaluation
 - Setbacks
- Public Supply Well Drilling
 - Well Construction
- Public Supply Well Yield and Water Quality Testing
 - Downhole Video Survey
 - 24-Hour Drawdown
 - Water Quality Testing
- Final Construction and Permitting
 - Completion of Drilling and Testing
 - Design and Construction
- Well Drilling Costs
- Long-Term Well Health

2
3
4

Slide #3

Personal and Professional Background

- Hometown: Hampstead, NC
- Education:
 - B.S. Geology – UNC CH
 - M.S. Geology – ECU
- A Family of Geologists:
 - Mother and Father both Geologists...
 - And Licensed Well Drillers
- Experience:
 - Geotechnical Geology
 - Environmental and Hydrogeologic Consulting



5
6 C.J. Cornette described his varied geological experience across the state and
7 internationally, noting he returned to work with his family business six years ago.
8
9

1 Slide #4

Applied Resource Management

- Offices in Hampstead, Cary, Oriental, NC
- 10 Level A Licensed Well Drillers
 - 7 drilling rigs
 - Multiple drilling and excavation crews
 - Potable, irrigation, geothermal, and exploratory well capabilities
- Licensed scientists
 - Geologists, soil scientists, environmental scientists
 - Design, modeling, and remediation work
- Contract and subcontract with other drillers, scientists, and engineers across the state and beyond

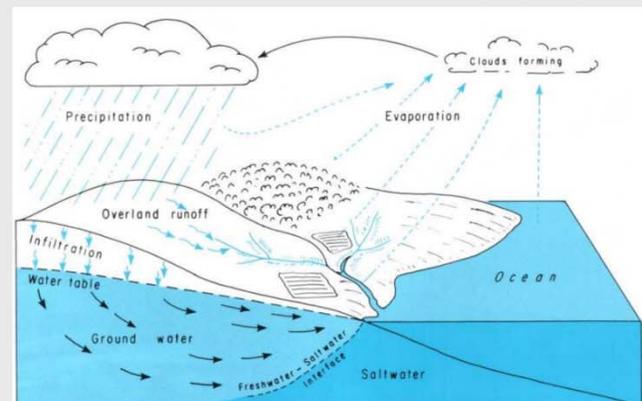


2
3 In addition to the work detailed in slide #4, C.J. Cornette said his company also does a
4 lot of consulting work.

5
6 Slide #5

The Hydrologic Cycle

- Humans need water
- The easiest connections in the hydrologic cycle are rivers.
- Wells allow humans to shortcut the hydrologic cycle with science and engineering.



Heath, 1983. Basic Ground-Water Hydrology

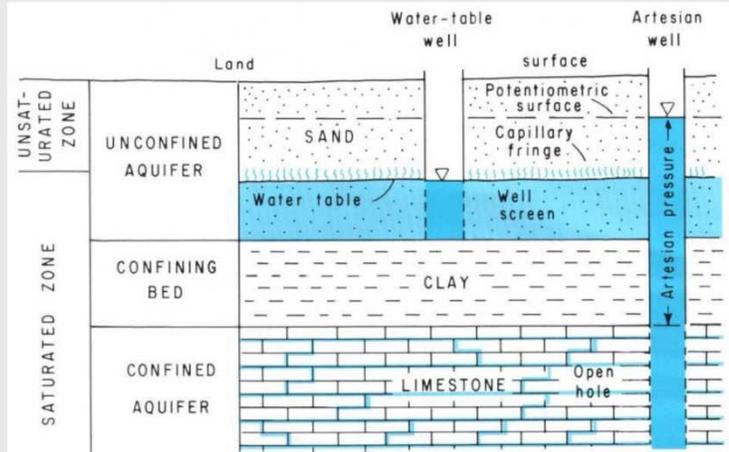


7
8 Beginning with the hydrologic cycle, C.J. Cornette explained how wells create a shortcut
9 to the hydrologic cycle, allowing development away from surface water sources.
10

1 Slide #6

Well Overview

- Well (n): A pit or hole sunk into the earth to reach water
- Water-table vs Confined wells
- Sustainability and susceptibility to contaminants varies



Heath, 1983. Basic Ground-Water Hydrology

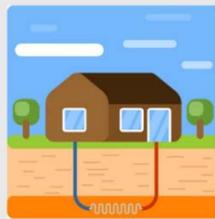


2 C.J. Cornette defined wells simply as a hole in the ground that water is pulled out of,
 3 distinguishing between shallow water table wells in unconfined aquifers and deeper confined
 4 aquifer wells. He emphasized that community wells target confined aquifers because they are
 5 more protected from any contamination that happens at the surface. Shallow wells are
 6 susceptible to contamination from various sources, including, for example, nitrate from fertilizer
 7 from a property across the street.

8
 9
 10 Slide #7

Well Overview cont.

- Well uses:
 - Extraction
 - Information
 - Resources like water, oil, minerals
 - Contaminants
 - Injection
 - Water
 - Heat
 - Treatments for contaminants
 - Monitoring
 - Drinking Water



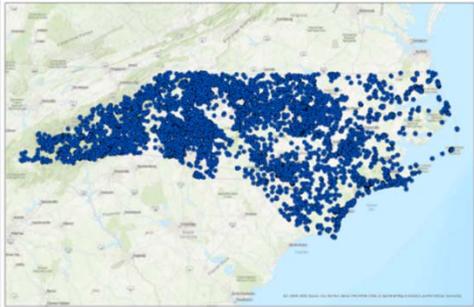
11 C.J. Cornette said wells aren't just for water. He said boreholes can be drilled to examine
 12 sediments and identify the type of rock under the surface, which can be used to advise a variety
 13

1 of things, including wastewater applications for soil types, contaminants, etc. Conversely, he
 2 said wells can be dug to inject something like heat, water, or treatments for contaminants. He
 3 explained that monitoring wells provide the potential to monitor impacts over time, like the
 4 leaching of contaminants into wells that are near landfills. that are. He said his main is focus on
 5 drinking water and the extraction of drinking water responsibly and effectively.

6
 7 Slide #8

Public Supply Wells

- Wells supplying water to greater than 15 residences
- Installed to higher standards than private water wells
 - Water Quality
 - Yield testing for sustainability
- Managed by individuals or companies that maintain Drinking Water Operator Certifications through DEQ
- 52% of NC residents obtain their water from wells (NC Groundwater Association)

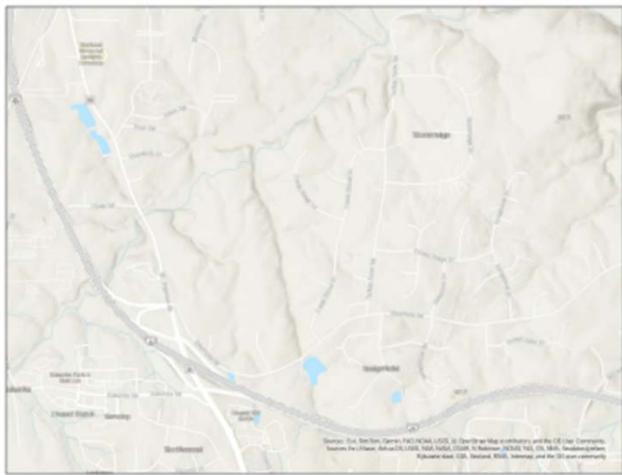



8
 9 C.J. Cornette said public supply wells, or community wells, colloquially, serve more than
 10 15 residences, bringing them under greater state protections with higher installation standards
 11 and more comprehensive water quality testing than private wells. He highlighted that 52% of
 12 North Carolina residents obtain water from wells, with 7,683 community wells currently in the
 13 state's database.

14
 15 Slide #9

Public Supply Well Siting

- Topographic and lithologic trends



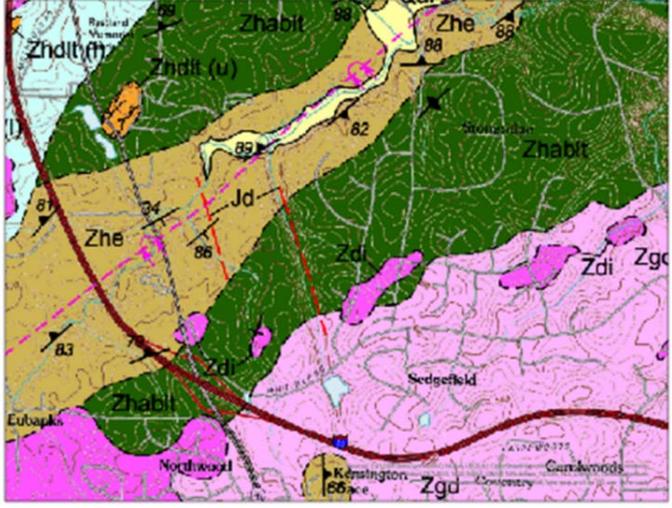

1 C.J. Cornette detailed the hydrogeologic evaluation process, examining topographic and
 2 lithologic trends. He said Orange County's 2001 groundwater report is unique, and noted most
 3 counties lack such comprehensive data. Using the map on the slide, he demonstrated
 4 identifying topographic features like valleys that might indicate areas of geological interest.

5
 6 Slide #10



Public Supply Well Siting

- Topographic and lithologic trends
- Site geology



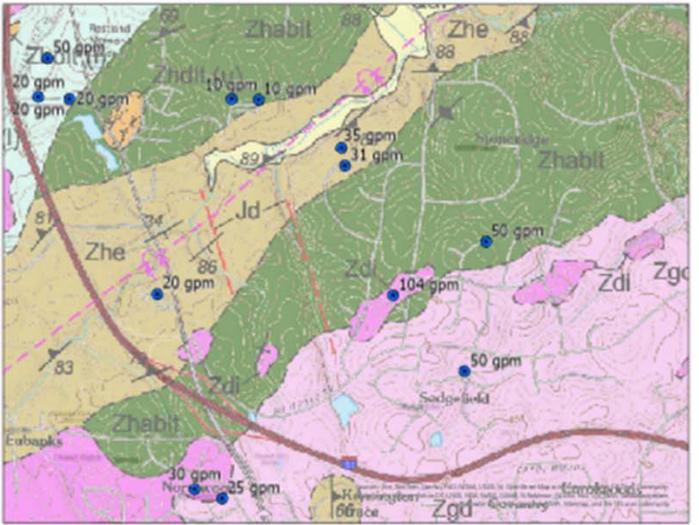
7
 8 C.J. Cornette explained that site geology includes various rock types: metavolcanics,
 9 andesite or, andesitic and basaltic tufts, metavolcanics, and granodiorites, or diabase dikes. The
 10 geological diversity provides opportunities for targeting specific formations for water yield.

11
 12 Slide #11



Public Supply Well Siting

- Topographic and lithologic trends
- Site geology
- Regional well trends
- Pollutant setbacks



1 C.J. Cornette explained that each blue dot on the map represents a public supply well
 2 that have been 24-hour drawdown tested and are publicly reported as in operation right now by
 3 NCDEQ Public Water Supply. These public supply wells provide an understanding of how wells
 4 in different rock types perform. He explained that by looking at well trends paired with geologic
 5 trends gives an idea of how conducive a site is for a well before drilling begins. He said a well
 6 the measures approximately a gallon per minute per residence is sufficient to support a
 7 community. Despite the practice of prioritizing areas of high likelihood before drilling wells, he
 8 explained that it's impossible to know for sure until drilling begins. The other factors allow for a
 9 first glance to decide if it's even worth drilling. C.J. Cornette said with public water supply wells,
 10 there are guidelines about how far a well can be drilled from certain setbacks. For example,
 11 every community supply well must have a 100 ft radius controlled by the owners of the well, and
 12 he said his company recommends a 110 ft radius.

13
 14 Slide #12

Public Supply Well Siting

- Setback requirements
- 100' radius controlled by the operators of the well
- Requires a PG or PE to submit a sealed letter to NC DEQ certifying due diligence regarding setbacks

Distance (ft)	Potential Source of Pollution
100	<ul style="list-style-type: none"> • From any sanitary sewage disposal system, sewer, or sewer pipe unless sewer is constructed of water main materials and joints, in which the sewer pipe shall be at least 50 feet from the well. • From buildings, mobile homes, permanent structures, animal houses or lots, cultivated areas to which chemicals are applied. • From surface water. • From a chemical or petroleum fuel underground storage tank with secondary containment. • From any other potential source of pollution not listed in this table.
200	<ul style="list-style-type: none"> • From a subsurface sanitary sewage treatment and disposal system designed for 3,000 or more gallons of wastewater a day, unless your well water source is a confined aquifer.
300	<ul style="list-style-type: none"> • From any cemetery or burial ground.
500	<ul style="list-style-type: none"> • From a septage disposal site. • From a chemical or petroleum fuel underground storage tank without secondary containment. • From the boundary of a ground water contamination area. • From a sanitary landfill or non-permitted non-hazardous solid waste disposal site.
1,000	<ul style="list-style-type: none"> • From a hazardous waste disposal site or in any location which conflicts with the North Carolina Hazardous Waste Management Rules cited as 15A NCAC 13A.

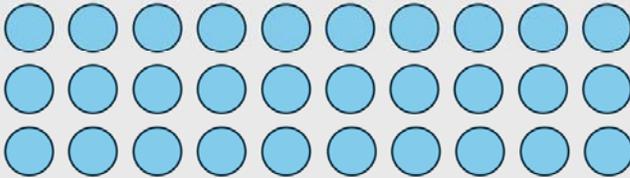
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1 Slide #13

Private Well vs Public Well Land Requirements

- Private Wells require 50' from septic*
- Public Wells require 100' radius*



*This is an approximate. Some of the larger setbacks for Public Wells can also impact Private Wells (hazardous contamination).



2 C.J. Cornette illustrated the land use efficiency of community wells by comparing one
 3 public well's 100-foot circle to 30 private wells' 50-foot circles at half scale. He noted one public
 4 well can serve up to 49 connections, eliminating the need for 48 individual well setback circles.
 5
 6
 7

8 Slide #14

Public Supply Well Construction

- Drilling Rigs

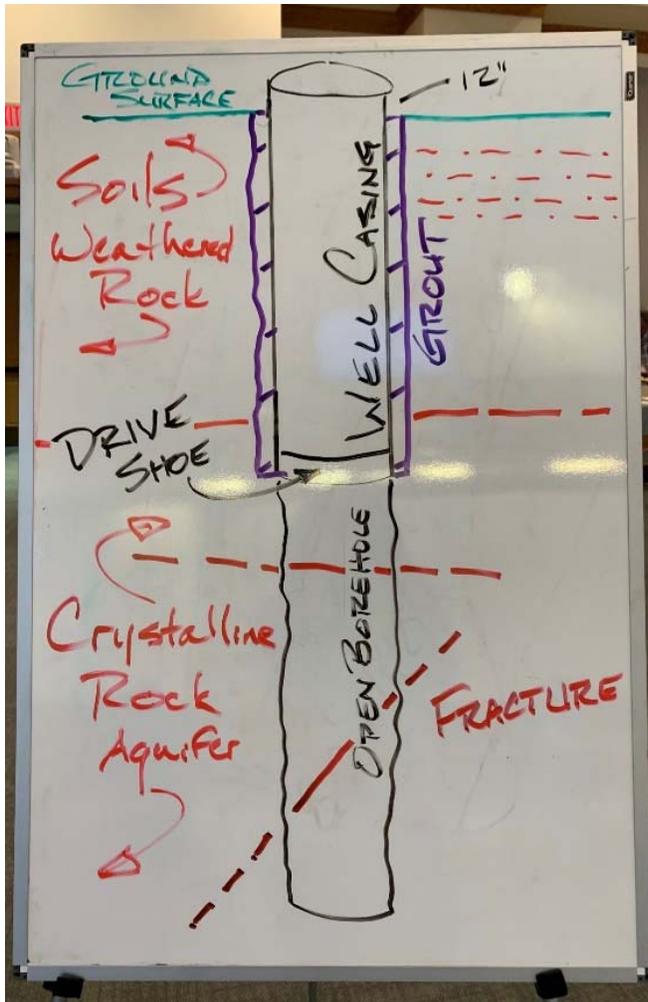


9

1 In this region, where crystalline rock is the norm, C.J. Cornette explained that air rotary
 2 drilling is used. He said it is like an upside-down ballpoint pen with a hammer that pounds while
 3 rotating, using air to lift rock cuttings out. This is different from mud rotary used in coastal areas.

4

5 Chart #1:



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C.J. Cornette used the illustration in chart #1 to show that casings function as straws, getting past soils to access beneath the crystalline rock, with grout surrounding it to prevent contamination. Well videos verify construction quality, with every community well videoed to ensure standards are met.

1 Slide #15



Public Supply Well Construction

- Casing to seal off surficial aquifer



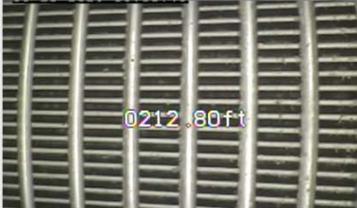
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3 Slide #16



Public Supply Well Construction

- Open-hole rock bore or gravel-walled well



4

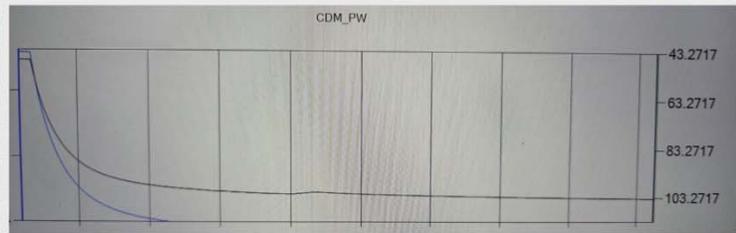
5 C.J. Cornette said screens (like the picture on the left of slide #16) are put in place
 6 to prevent sand and other natural sediments from falling into the well and water supply. The middle
 7 picture shows a fracture in crystalline rock. He said these are hard, solid fractures that operate
 8 as pipes flowing sideways through the ground that allows water to be pulled through into the
 9 pump and up and out of the system.

1 Slide #17



Public Supply Well Testing

- Drawdown testing for yield
 - 24-hour testing to determine sustainable yield



2
3 C.J. Cornette said drawdown testing involves 24-hour continuous pumping to certify
4 yield, contrasting with private wells' one-hour "airlift yield" estimates. He said he just completed
5 this type of test, and water levels and flow rates are monitored throughout. He explained that
6 steady state is achieved when the water level fall is 0.1 feet per hour or less.

7 Vice-Chair Hamilton asked if the time of year impacts the drawdown.

8 C.J. Cornette said it can, but he explained that crystalline rock aquifers draw from distant
9 recharge regions, making them less susceptible to seasonal variations than shallow wells. He
10 noted that human demand, particularly lawn irrigation, typically has a more immediate impact
11 than weather changes.

12 Wesley Poole, Orange County Water Resources Coordinator, said Orange County
13 monitors 13 wells every two months with hourly data collection uploaded to USGS.

14 C.J. Cornette was glad to hear about this data collection and said it helps assess aquifer
15 resilience.

16 Cy Stober said Orange County also monitors surface waters. He said there are USGS
17 gauge stations on the Eno River, and as part of the nutrient monitoring program with the Upper
18 Neuse River Basin Association, there are numerous points of collection. He said this data helps
19 paint a picture of groundwater and surface waters.

20 C.J. Cornette said there are a lot of assumptions. He said he has drilled wells that have
21 great water, but had contaminants close by that resulted in the well-being unusable. He
22 explained that one of the biggest assumptions is the sameness of the rock (homogeneity)
23 between nearby formations. He said there is variation that occurs naturally. He said North
24 Carolina has some of the most complex geologic features of any of the states he's studied, and
25 each county is unique, because there is such variation and difference. He said geologists must
26 try to classify differences as the same.

27 Chair Bedford asked about the length of time for community well tests, recalling that he
28 said a well is supposed to be run for 12 hours.

1 C.J. Cornette said the standard is for a well to have a standard daily use of 12 hours. He
 2 said, generally, there is a lot of water use in the morning and evening, but less throughout the
 3 day. However, wells are tested for 24 hours to strain or stress them.

4 Commissioner Carter asked the hours of constant use could be decreased if there were
 5 a containment system where water could be stored.

6 C.J. Cornette said yes, storage tanks can help manage drawdown. He said there are
 7 storage requirements for public water supply to ensure demand can be met if it exceeds the
 8 output of the wells.

9
 10 Slide #18

Public Supply Well Testing

- Water quality samples for contaminants
 - Collected during drawdown testing
 - Advises on filtration requirements
 - Significantly larger sample spread than private wells



11 C.J. Cornette emphasized that iron and manganese are common in Piedmont wells.
 12 Community wells tests look for significantly more constituents than private wells, including PFAS
 13 compounds, radiologicals, and various organic and inorganic chemicals.

14 Commissioner Carter asked about testing stringency for private wells in Orange County.

15 Commissioner Fowler said she thinks Orange County only requires coliform testing.

16 Tony Whitaker said that is correct.

17 C.J. Cornette noted the cost difference, mentioning PFAS testing requires expensive
 18 mass spectrometry which is unavailable to most homeowners.
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1 Slide #19

Public Supply Well Testing

- Water quality samples for contaminants
 - Contaminants can be natural or man-made
 - Inorganic chemicals
 - Synthetic organics
 - Volatiles
 - Semivolatiles
 - Radiologicals
 - PFAS

Contaminant	NC 02L Standard ¹		W-4	
Turbidity	None established.		0.3	NTU ²
Calcium	None established.		18.2	mg/L
Chloride	250	mg/L	<5	mg/L
Fluoride	2	mg/L	<0.100	mg/L
Iron	0.3	mg/L	<0.08	mg/L
Magnesium	None established.		8.90	mg/L
Manganese	0.05	mg/L	<0.010	mg/L
Sodium	None established.		9.04	mg/L
Sulfate (NW)	250	mg/L	<5	mg/L
Acidity	None established.		10	mg/L
Zinc	1	mg/L	0.070	mg/L
Color PtCo	15	units	<5	units
Total Hardness	None established.		88	mg/L
pH	6.5 - 8.5	units	7.5	units
Alkalinity	None established.		103	mg/L
TDS	500	mg/L	142	mg/L
Total Coliform	1	per 100 mL	Present	per 100 mL
E. Coli	None established.		Absent	n/a
Toluene	0.6	mg/L	0.0006	mg/L
Uranium	15	pCi/L	0.68	pCi/L
Radiologicals		EPA Standard ³	W-4	
Gross Alpha	15	pCi/L	ND	pCi/L
Combined Radium	5	pCi/L	<1.0	pCi/L
Radium 226	Summed for combined Radium value.		pCi/L	ND
Radium 228			pCi/L	ND
Gross Beta	50	pCi/L	4.5	pCi/L

¹ 15A NCAC 02L 0202 GROUNDWATER QUALITY STANDARDS, <https://dsq.nc.gov/documents/20c-stds-groundwater-02-0202>
² Nephelometric Turbidity Unit.
³ Radonulides Rule, EPA, <https://www.epa.gov/radonulides-rule>
⁴ This table provides a brief overview of significant constituents. Refer to the full laboratory report for planning and recommendations.



2
3 C.J. Cornette noted that contamination can be so high that it is untreatable without
4 extensive cost, so the well cannot be used. He added that there were 3 new PFAS added to the
5 watchlist for North Carolina recently.

6
7 Slide #20

Final Well Drilling and Testing Report

- Summarizes geology and well construction
- Certifies construction meets 15A NCAC 02C standards
- Certifies yield testing results
- Provides water quality samples for State review and filtration design



8
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1 Slide #21

It Takes a Team

- After completion of drilling and testing, a distribution system engineer will need to be consulted with to design distribution, which leads to....
- Utility operator review
- NC DEQ final permitting after distribution design
- Contractors for construction
- What does this cost? What's next?



2
3
4 Slide #22

Well Drilling Costs

- Expenses vary significantly per well
- Drill costs influenced by:
 - Depth
 - Surface Casing
 - Diameter Requirements
 - Site Access
- Maintenance Costs:
 - Pump replacement
 - Well cleaning
 - Water quality monitoring



5
6
7 Slide #23

Long-Term Well Health

- Well lifespans generally range 30-50 years, but may be extended with proper maintenance.
 - Well cleaning and rehabilitation
 - Or additional well construction



1 C.J. Cornette said long-term maintenance includes well rehabilitation for mineral buildup
 2 and biofilm formation. He said he performs 5-10 rehabilitations annually, using methods like
 3 chemical treatment, high-pressure jetting, brushing, and development. He emphasized each
 4 well's uniqueness in determining appropriate treatment methods. He said the higher
 5 construction standards of community wells can provide confidence that the system is meant to
 6 last. Regarding well longevity and failure, C.J. Cornette reported drilling about three
 7 replacement wells annually for communities, with original wells often lasting 30+ years. He
 8 stressed the importance of monitoring for issues like system leaks that can overtax wells and
 9 the value of redundant well sites, though acknowledging space constraints in developments.

10
 11

Slide #24

Long-Term Well Health

- Regional groundwater trends may impact well lifespans beyond the control of operators.
 - Water mining
 - Contamination
 - Anthropogenic forcings



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C.J. Cornette said groundwater trends are used to evaluate well health. If a whole region or development is seeing low water, they might look at if the well is being run for more time than it's supposed to be, or if there's more demand in the system, or if there's a leak in the system. He said contamination can influence any active system at any time. He added that one of the biggest takeaways in his career has been that humans, or anthropogenic forcings, seem to be the most significant, measurable, and obvious way that wells and regional groundwater trends are influenced.

1 Slide #25

Commissioner Questions

- **How do the types of rocks matter for water supply to wells?**
 - Types of rock matters to a great degree, but that is part of the whole for each site. Rock types vary from site to site and some rock types may be better in one region due to local deformations as opposed to other regions where they remain minimally altered.
- **Can any portion of our county be predictable or not for water supply/aquifer?**
 - Yes and no. Every well is different. We can use the information at our disposal to reduce the risk or randomness in drilling, but there will always be risk.
- **Can wells be tested ahead of approval for zoning change or building?**
 - Yes, and they should be. This work can be completed prior to any development on a property. No development work should be undertaken without ensuring that well water (or another water source) can sustain the development.

2
3 Chair Bedford said there are community members who have opposed developments
4 because of the type of rock and the thought that it would lead to other wells in the area being
5 depleted.

6 C.J. Cornette said a community well is different than 40 wells that don't have a timer on
7 them or requirements for maximum use or review from the state. He reiterated that there are
8 more protections for sustainable drawdowns than with a private well.

9 Chair Bedford asked what the diabase rock specifically has to do with that.

10 C.J. Cornette said a diabase dike comes in and cuts through the middle of a type of
11 rock. He said this creates a channel that water could flow through, but is also a means for water
12 to be pulled out. In certain geologies, the dikes are more important to target than the other types
13 of rock because the other types of rock don't have as conducive water flow. However, any well
14 runs the risk of drawing down another well if it's close enough. He explained that the utilities and
15 professionals involved in a project will advise if a well is likely to interfere with something else.

16 Cy Stober asked for clarification on the relationship between the distance between wells
17 and the likelihood of influence.

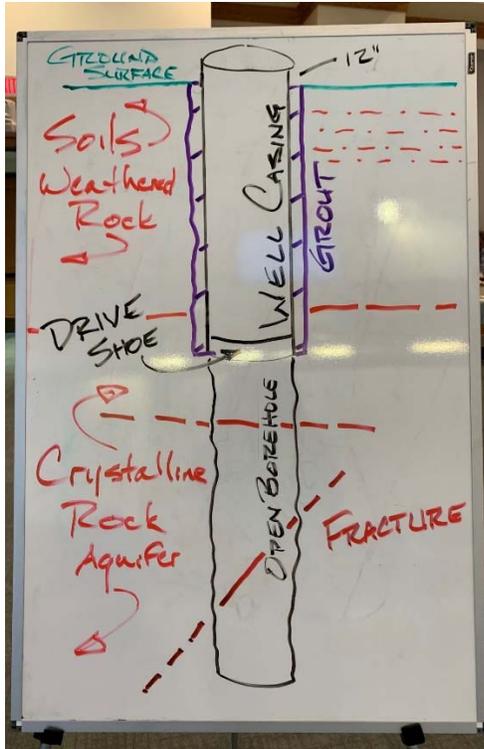
18 C.J. Cornette said, generally speaking, the closer two wells are to each other, they more
19 influence they will have on one another.

20 Commissioner Carter asked if neighboring wells are factored into the testing for a new
21 well.

22 C.J. Cornette said there are no state requirements to test beyond a 100 ft. radius.

23 Vice-Chair Hamilton about the impact over time when a well is located close to the
24 headwaters of a stream.

25 C.J. Cornette referenced the depiction in chart #1:
26



1
2 C.J. Cornette explained that with proper casing depth (typically 50+ feet), wells shouldn't
3 directly affect surface streams. Springs fed by groundwater could potentially be affected by
4 upgradient wells, but deep crystalline rock wells are very likely not going to have a strong impact
5 on the stream nearby.

6 Vice-Chair Hamilton asked if there are wells that are fed from streams underground.

7 C.J. Cornette said yes. He said if there's a site where the groundwater is feeding the
8 stream or is a spring and the water is tapped into uphill, it might remove the water from the
9 system. However, if the water is downhill and the water is already out on the surface, it may not.
10 He clarified that community wells are less likely to have an impact on a nearby stream than, for
11 example, a spring that someone puts in on their private residence.

12 Using the whiteboard, C.J. Cornette illustrated the concept of the cone depression,
13 showing how pumping creates a cone-shaped area of reduced water pressure around the well.
14 In confined aquifers, this represents pressure reduction rather than actual dewatering of the
15 formation.

16 Commissioner Fowler asked the presenter to confirm if deep wells are less likely to
17 affect the water table and groundwater.

18 C.J. Cornette said that is true if they are constructed well.

19 Commissioner McKee said his takeaway is that with all the variables, it is nearly
20 impossible to say whether one well will impact another well.

21 C.J. Cornette said if a second well is within a 500 ft. radius, they could test one while
22 doing a drawdown test in the other, and that is the internal guidance in his company.
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1 Slide #26

Commissioner Questions cont.

- **Impacting other wells?**

- All wells run the risk of impacting other wells, community or private. Community wells are typically focused on due to the higher demand they require with more residences connected. However, the increased efficiency of operators and distribution systems with the higher scruple of regulatory agencies means they are also generally maintained and monitored to a higher degree than private wells.
- 24-hour drawdown tests performed on community wells are a great opportunity to monitor nearby wells for fracture interconnectivity.

2

3 Slide #27

Commissioner Questions cont.

- **Costs to drill?**

- This can vary widely, but the major expenses in drilling are the surface casing, well diameter, and depth requirements.
- Wells with 100' or more surface casing become very expensive due to specialty equipment holding the borehole stable during casing installation and the expense of larger piping materials for the casing.
- Deeper wells are more expensive as greater depths frequently correlate with longer drill times. Footage prices increase with depth which coincides with those longer drill times.
- Access to sites across difficult terrain and strict regulations on sedimentation during drilling can also increase prices.

- **Costs to maintain?**

- General maintenance is outside the scope of our work, but most operators will replace some of the mechanical equipment like pumps and motors in time. Should not have to replace very frequently if properly maintained.
- Mineral build-up may also require well maintenance, but this can be reduced if the well is monitored and regulated appropriately.

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1 Slide #28

Commissioner Questions cont.

- **Reliability? Failure Rates?**

- The strict requirements of NC DEQ help provide confidence that at the end of drawdown testing with water quality results, you have a final idea of long-term sustainability. However, any aquifer is subject to change with continued human or natural forces acting on it.
- Aquifer change versus well change will vary per well.

- **In face of climate change?**

- This is going to be a site-specific discussion, but most wells in the Piedmont are going to be influenced by immediate anthropogenic forcings to a greater degree than global scale climate change.

2

3 C.J. Cornette said, generally, humans will impact wells more than climate change.

4 Commissioner Fowler asked about PFAS distribution.

5 C.J. Cornette indicated it's typically localized near sources, citing biosolids application as
6 a local example. He confirmed that iron and manganese filtration is standard and relatively
7 simple, while heavy metals treatment varies by specific constituent.

8 Commissioner Portie-Ascott asked about human impacts beyond lawn watering.

9 C.J. Cornette identified general consumption and, particularly, irrigation as major
10 impacts. He described situations where residents ignore watering restrictions.

11

12 Slide #29

Thank You!

C.J. Cornette, PG

Applied Resource Management, PC

1135 Kildaire Farm Rd # 200

Cary, NC 27511

910.270.2919 (Office)

cjc@armnc.com



13

14

15

1 **Adjournment**

2

3 The Board adjourned the meeting at 11:59 a.m. without a formal motion.

4

5 **VOTE: UNANIMOUS**

6

7

Jamezetta Bedford, Chair

8

9

10 Recorded by Tara May, Deputy Clerk to the Board

11

12 Submitted for approval by Laura Jensen, Clerk to the Board.

13

1 DRAFT

2 **MINUTES**
3 **ORANGE COUNTY**
4 **BOARD OF COMMISSIONERS**
5 **BUSINESS MEETING**
6 **November 18, 2025**
7 **7:00 p.m.**

8 The Orange County Board of Commissioners met for a Business Meeting on Tuesday, November
9 18, 2025, at 7:00 p.m. at the Southern Human Services Center in Chapel Hill, NC.

10
11 **COUNTY COMMISSIONERS PRESENT:** Chair Jamezetta Bedford, Vice-Chair Jean Hamilton,
12 and Commissioners Marilyn Carter, Amy Fowler, Sally Greene, Earl McKee, and Phyllis Portie-
13 Ascott

14 **COUNTY COMMISSIONERS ABSENT:** None.

15 **COUNTY ATTORNEYS PRESENT:** John Roberts

16 **COUNTY STAFF PRESENT:** County Manager Travis Myren and Clerk to the Board Laura Jensen
17 (All other staff members will be identified appropriately below).

18
19 Chair Bedford called the meeting to order at 7:00 p.m. All commissioners were present.

20
21 **1. Additions or Changes to the Agenda**

22 A motion was made by Chair Bedford, seconded by Vice-Chair Hamilton, to remove item
23 6-a and add a closed session under item 13 to “consult with an attorney employed or retained by
24 the public body in order to preserve the attorney-client privilege between the attorney and the
25 public body,” pursuant to NCGS 143-318(a)(3).

26
27 **VOTE: UNANIMOUS**

28
29 Chair Bedford read the public charge. She reviewed the instructions for making public
30 comment.

31
32 **2. Public Comments (Limited to One Hour)**

33 **a. Matters not on the Printed Agenda**

34 Ashley Parker, President of the Orange County Farm Bureau, expressed concerns about
35 the noise ordinance amendments passed by the Board on September 16, 2025. She explained
36 that her family operates a century farm with various agricultural activities, including row crops,
37 beef, produce, and flowers. She stated that the new amendments to the county's noise ordinance
38 violate the state's Right to Farm Act. She argued that agritourism activities on farms should remain
39 protected, citing examples of activities now prohibited in rural Orange County per the ordinance,
40 including amplified noise of any kind, carrying a microphone during field tours, and hosting
41 weddings with music. She shared that she had spent five years saving to build a barn to share
42 her farm with the public. She emphasized that the new generation of farmers doesn't want to be
43 micromanaged and needs freedom to help their farms thrive.

44
45 **b. Matters on the Printed Agenda**

46 (These matters will be considered when the Board addresses that item on the agenda below.)

47
48

3. Announcements, Petitions, and Comments by Board Members

Chair Bedford read the following joint message signed by the Chair and the Towns' mayors:

"We reaffirm that in Carrboro, Chapel Hill, Hillsborough, and across Orange County, our communities are made better by the diversity of people within them. We understand that federal immigration authorities are active in the Triangle, causing fear and creating uncertainty in our communities. Their operations in other cities have used racial profiling to detain legal and law-abiding community members, without cause or due process. We strongly denounce actions that sow fear among community members, undermine our local community safety efforts, and infringe on the human rights of our most vulnerable friends and neighbors. Regardless of where you live, work or play, here is some important information to know:

- It's important to [know your rights](#) and [have a plan](#).
- Our local law enforcement agencies do not participate in Immigration and Customs (ICE) or U.S. Customs and Border Patrol (CBP) operations.
- If you need the police, EMS, fire, crisis response or other emergency service, call 911.
- We know that many of you want to speak out, and we ask that you do so peacefully.
- We ask that community members rely on trusted organizations that provide accurate information and assistance

We are monitoring the situation and remain in close contact with our partners. We will continue to share additional resources."

Chair Bedford also announced the Voluntary Agricultural District breakfast tomorrow morning to honor farmers preserving their farmland.

Commissioner Carter said she is grateful that the elected officials in Orange County have come together in solidarity with the immigrant community. She reported on the Tax Assessment Work Group's second meeting, where they received an overview of North Carolina law regarding reappraisals from a UNC School of Government instructor. She noted that on December 2nd, the Work Group would hear from Wake County about their efforts to improve their revaluation process. Carter also mentioned attending the Veterans Day celebration at the Veterans Memorial outside of the Southern Human Services Center, where Colonel Fred Black expressed appreciation for the board's support of the memorial.

Commissioner Portie-Ascott supported the statement read by Chair Bedford, emphasizing that Orange County is made stronger by diversity. She said the presence of ICE in the Triangle is instilling fear in communities across the state. She said she stands with every frightened community member and wants them to know the Board is here to support them. She also reported attending the Veterans Day event at the Passmore Center where Walter Velo, a longtime community advocate and retired Navy veteran, spoke. Additionally, she attended an event at the Chapel Hill Historic Society where she read a proclamation honoring Cleo Allison of Efland, while Commissioner Sally Greene read one for Jean Andrews Earnhardt.

Commissioner Greene echoed concerns for community members worried about their safety from federal agents operating outside the due process of the law. She enjoyed the Veterans Day breakfast at the Passmore Center and the Community Treasures event Commissioner Portie-Ascott mentioned. She highlighted the Climate Council meeting on November 13th, where a draft Heat Action Plan was reviewed. She noted that Mel Gillis reported Orange County is being looked to as the gold standard for Climate Action Plans across the state. She said they received an update on the Community Climate Action plan grant process, and various people remarked on how those seemingly very small grants had been working over the years to catalyze larger initiatives. She described the Neighborhood Energy Reduction program that led to securing \$1.5

1 million in energy burden and energy reduction program grant with Durham and Granville counties.
2 She also highlighted the Town of Chapel Hill Tree Planning project, initially kick-started by the
3 Community Climate Action Grant. The success of this initiative paved the way for applying for and
4 receiving a \$25,000 grant from the Duke Energy Foundation. With this in mind, she petitioned for
5 Sustainability staff and the Commission for the Environment to consider expanding grant offerings
6 to include climate change adaptation programs.

7 Vice-Chair Hamilton said she weeps for our county, for our country, and for our residents,
8 immigrant and non-immigrant who are being traumatized by the actions of our federal
9 government. Recognizing November as Native American Heritage Month, she remembered the
10 Trail of Tears and noted that many soldiers who defended this country were immigrants and Native
11 Americans. She emphasized that America's success was based on the labor and talents of
12 diverse people who came both voluntarily and involuntarily, and that this success is now at risk.

13 Commissioner McKee said he attended both Veteran's Day events. He shared that his
14 draft number in 1970 was 296, with the draft reaching 292 before being halted after Christmas.
15 He said his grandfather served in World War I in France and came closer to dying from the
16 Spanish flu than from combat action. Commissioner McKee reported being contacted by several
17 people about housing issues in Chapel Hill, Carrboro, and Hillsborough, and planned to visit these
18 sites. Having voted for the noise ordinance, he indicated he might petition at the next meeting to
19 reconsider it after being contacted by many farmers.

20 Commissioner Fowler shared that she attended Veterans Day events, the Board retreat
21 on wells and septic systems, as well as Tax Assessment Work Group meetings. At the Triangle
22 West TPO meeting this morning, they received a presentation from Molly DeMarco about social
23 marketing and education to enhance public transit use. The TPO granted pre-authorization to
24 release the 2025 MTP plan, adopted FY 26-35 TIP amendment one, and approved three projects
25 for express design. They also reviewed a draft fund balance policy for January approval. She said
26 she feels sad that Triangle residents feel scared and vulnerable, and is grateful for the sharing of
27 resources that residents can turn to. She welcomed attendees in multiple languages, including
28 Tutelo, Cherokee, and Lumbee, in honor of Native American Heritage Month.

29 Commissioner McKee added that he had spoken with Sheriff Blackwood and was
30 confident the Sheriff would take his responsibilities seriously to ensure the safety and security of
31 everyone in Orange County.

32 33 **4. Proclamations/ Resolutions/ Special Presentations**

34 **a. Native American Heritage Month Proclamation**

35 The Board approved a proclamation recognizing November 2025 as Native American Heritage
36 Month.

37
38 **BACKGROUND:** Native American Heritage Month, observed each November, honors the
39 history, culture, and contributions of Native American and Indigenous peoples, acknowledging
40 their significant influence on the formation and development of the United States. This observance
41 recognizes the perseverance and resilience of Native peoples who have maintained their identity
42 and traditions despite centuries of hardship, including forced removal, assimilation, and systemic
43 injustices.

44
45 This month-long recognition highlights the diversity of Native nations, languages, customs, and
46 histories across the United States, which includes the eight state-recognized tribes of North
47 Carolina. The Occaneechi Band of the Saponi Nation, whose ancestral homeland includes what
48 is now Orange County, continue to be an integral part of the County's cultural and historical fabric.

1 Native Americans have contributed greatly to the advancement of the United States, from
2 environmental stewardship and land care to their roles in government, education, the arts, and
3 military service – including the famed Native American Code Talkers who served with distinction
4 in World Wars I and II.

5
6 Native American Heritage Month serves as an opportunity for all communities to learn about and
7 celebrate Indigenous cultures, traditions, and enduring contributions. It calls upon residents to
8 engage in programs, ceremonies, and educational activities that honor Native American heritage,
9 while fostering a shared commitment to freedom, peace, and justice for all.

10
11 Paul Slack, Chief Civil Rights Officer, introduced the item. The Commissioners read the
12 following proclamation in turn:

13
14 **ORANGE COUNTY BOARD OF COMMISSIONERS**
15 **NATIVE AMERICAN HERITAGE MONTH PROCLAMATION**
16

17 WHEREAS, for millennia, various nations of Indigenous Peoples with their own tribal
18 governments, social organizations and cultural traditions had inhabited the lands, now the United
19 States of America; and

20
21 WHEREAS, North Carolina is home to eight State-recognized tribes including the Coharie,
22 Eastern Band of Cherokee, Haliwa-Saponi, Lumbee, Meherrin, Occaneechi Band of the Saponi
23 Nation, Sappony and Waccamaw-Siouan; and

24
25 WHEREAS, the Occaneechi Band of the Saponi Nation, having their own social, economic, and
26 political systems, made their home in this region now known as Orange County; and

27
28 WHEREAS, in the 18th century, the United States of America was founded on a purported concept
29 that all people are created equal, yet Native Americans and Indigenous people have struggled
30 and persevered to maintain their identity and their civilization despite centuries of inhumane and
31 unjust Federal policies focused on genocide, removal, and compulsory assimilation; and

32
33 WHEREAS, Native Americans have served and continue to serve in the Armed Forces – including
34 the Native American Code Talkers in World War I and World War II – defending the United States
35 and continue to serve at a higher rate than any other ethnic group in the Nation; and

36
37 WHEREAS, the United States government has now apologized for the federal government’s role
38 in running boarding schools for Native American children, intending to force Native American
39 children to assimilate into Euro-American culture, while also breaking family and community
40 bonds and undermining tribal sovereignty within Indigenous societies, with former President Biden
41 calling the boarding schools a “sin on our soul”; and

42
43 WHEREAS, on August 3, 1990, then-President George H. W. Bush declared November as
44 National American Indian Heritage Month with a landmark bill honoring the Tribal People of
45 America, which began in 1976, when Jerry C. Elliott-High Eagle, a Cherokee/Osage Indian,
46 authored Native American Awareness Week legislation; and

47
48 WHEREAS, National Native American Heritage Month is a platform for Native Americans to share
49 their culture, traditions, arts, and concepts of life, as well as a time for others to celebrate the
50 numerous contributions of Native Americans and honor their influence on the advancement of the
51 United States;

1 NOW, THEREFORE, we, the Orange County Board of Commissioners, do hereby proclaim
 2 November 2025 as NATIVE AMERICAN HERITAGE MONTH, and urge all residents to observe
 3 this month by participating in activities and ceremonies, to celebrate November 28, 2025 as Native
 4 American Heritage Day and to honor the cultures and contributions of Native Americans by
 5 committing to freedom, peace, and justice for all.

6
 7 This 18th day of November, 2025.
 8
 9

10 _____
 11 Jamezetta Bedford, Chair
 12 Orange County Board of
 13 Commissioners
 14

15 A motion was made by Commissioner Fowler, seconded by Commissioner McKee, to
 16 approve and authorize the Chair to sign the proclamation
 17

18 **VOTE: UNANIMOUS**
 19

20 **5. Public Hearings**

21 **a. Application for Zoning Atlas Amendment – 1039-UT NC 86 N, Hillsborough, Hillsborough**
 22 **Township**

23 The Board continued consideration and deliberation of public comments, received staff
 24 recommendations, and considered action on a Zoning Atlas Amendment to rezone +/- 78.11 acres
 25 (PIN: 9865-87-8090) located at 1039-UT NC 86 North, Hillsborough, within the Hillsborough
 26 Township of Orange County.
 27

28 **BACKGROUND:** A Conditional Zoning Atlas Amendment application (Attachment 1) was
 29 received from Forestar Group, Inc., on behalf of Amy Powell, et al., proposing to rezone
 30 approximately 78.11 acres of property at 1039-UT NC 86 North, Hillsborough, to allow for
 31 development of a 49-lot Conservation Cluster subdivision for single-family dwellings. The Staff
 32 Report in Attachment 2 contains additional information, maps, and analysis with regard to the
 33 application's consistency with County adopted plans. Approval of a site-specific plan is part of the
 34 conditional district rezoning process, and the site plan and any agreed-upon conditions are
 35 binding to the development permitted for the zoning district. All application materials can be found
 36 on the [Orange County Permit Portal](#).
 37

38 **Basic Review Process:** A conditional district rezoning application requires submission of a site
 39 plan and other documents, in accordance with Section 2.9.1(C) of the Orange County Unified
 40 Development Ordinance (UDO). Sections 2.8 and 2.9 of the Orange County UDO require the
 41 following review:

- 42 • **FIRST ACTION** – Applicant holds a Neighborhood Information Meeting (NIM).

43 *STAFF COMMENT:* The NIM was held on May 29, 2025 at 7:00 p.m. at Eno River
 44 Academy, 1100 NC 57, Hillsborough, NC 27278.

- 45 • **SECOND ACTION** – The Planning Board reviews the application at a regular meeting
 46 and makes a recommendation to the BOCC.

47 *STAFF COMMENT:* The Planning Board reviewed this application at its regular
 48 meetings on September 3 and October 1, 2025. At the board's October 1, 2025
 49 meeting, the board voted 9-0 to recommend approval with conditions.

- **THIRD ACTION** – The BOCC receives the Planning Board and staff recommendations at an advertised public hearing and makes a decision on the application.

STAFF COMMENT: The public hearing was held at the November 6, 2025 business meeting and the Board moved to continue its consideration of the application during the November 18, 2025 Business meeting.

Proposed Site Plan and Conditions

Per Section 2.9.1(F)(3) of the UDO, mutually agreed upon conditions can be imposed as part of this process if they address:

- a. The compatibility of the proposed development with surrounding property,
- b. Proposed support facilities (i.e. roadways, and access points, screening and buffer areas, the timing of development, etc.), and/or
- c. All other matters the County may find reasonable and appropriate, or the petitioner may propose.

A formal site plan is required as part of a conditional rezoning application and has been submitted with the full application materials from the Forestar Group, Inc. ([Attachment 1](#)). Forestar Group, Inc., have initiated a Zoning Atlas Amendment in order allow for development of a 49-lot subdivision for single-family dwellings. Additional background information related to this request is contained in the Staff Report ([Attachment 2](#)).

The applicant has submitted conditions for consideration by the BOCC, as included in the Ordinance in [Attachment 9](#). One of the submitted conditions commits the applicant to request water service from the Town of Hillsborough, should the rezoning request be approved by the BOCC. Prior to the November 6 BOCC business meeting, Town of Hillsborough Administration reviewed this condition and provided a memo of support for that condition, which is available for review in [Attachment 5](#) and ultimately led to the November 10 Town Board review of the petition for water service. Following the BOCC public hearing and its continuance, the Town Board voted at its November 10 meeting to not allow water service to be extended to this site.

Public Notification: In accordance with Section 2.8.7 of the UDO, notices of the Public Hearing were mailed via first class mail to property owners within 1,000 feet of the subject parcel. These notices were mailed on October 22, 2025, 15 days before the meeting. Staff also posted the subject parcel with a sign on October 22, 2025, 15 days before the meeting. See [Attachment 3](#) for the notification materials.

Planning Board Recommendation: The Planning Board reviewed the Zoning Atlas Amendment at its September 3, 2025, regular meeting. At this meeting the Board voted 4-4 on a motion to recommend approval of the Statement of Consistency ([Attachment 7](#)) and the proposed Zoning Atlas Amendment ([Attachment 9](#)), as presented. Due to the split vote, the motion was not approved, and the Planning Board continued its consideration of the application to its October 1, 2025 meeting at which the Board voted 9-0 to recommend approval with conditions. An excerpt of the Planning Board's September 3, 2025 approved meeting minutes and an excerpt of the October 1, 2025 draft meeting minutes are included at [Attachment 6](#). The Planning Board's signed Statement of Consistency is also provided at [Attachment 6](#).

Planning Director's Recommendation

The Planning Director recommends that the Board of County Commissioners:

- 1) Deliberate further, as needed; and

1 2) **Vote to Approve** the Statement of Consistency (Attachment 7) and Zoning Atlas
2 Amendment Ordinance (Attachment 9).

3 **OR**

4 **Vote to Deny** the Zoning Atlas Amendments, including a statement as to why the
5 application is not reasonable and/or not in the public interest, as detailed in the
6 Statement of Inconsistency (Attachment 8).

7
8 Taylor Pershau, Current Planning and Zoning Manager, introduced the item. She
9 announced that the Town of Hillsborough recently denied the applicant's request to connect to
10 Town water, which means that proposed condition number 13 has been completed, so should be
11 removed if there is discussion about revising conditions. She continued the following presentation
12 that was started at the November 6, 2025 meeting:

13
14 Slide #40

Public Notification

- Notices were mailed via first class mail to property owners within 1,000 ft. of the subject parcel on October 22, 2025.
- Signs posted the subject parcel on October 22, 2025.
- Legal Ad published on October 22, 2025 and October 29, 2025.
- Application information has also been posted on the Planning Department's "Active Development" webpage.

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1 Slide #41

Staff Analysis

1. The application is complete in accordance with the requirements of the UDO. Staff review determined that the application is complete, and all submitted materials are in compliance with the following applicable sections of the UDO:
 - Section 2.8, Zoning Atlas and Unified Development Ordinance Amendments
 - Section 2.9, Conditional Districts
 - Section 5.21.1, Major Subdivision Conditional Districts
2. Staff review of the application included considerations for how the request relates to the Orange County 2030 Comprehensive Plan.
3. The requested zoning district, R-CD (Residential Conditional District), is consistent with the 2030 Comprehensive Plan, Appendix F, Relationships Between Land Use Classifications and Zoning Districts.
4. The applicant has provided an environmental assessment as part of this submittal. Staff has reviewed and determined no significant environmental impact is expected from this project based on existing conditions.



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3
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Slide #42

Zoning and Land Use Review

Appendix F: Land Use and Zoning Matrix

Land Use Classifications & Overlays	ZONING DISTRICTS																											
	RB	AR	R-1	R-2	R-3, R-4	R-5, R-8, R-13	LC-1	NC-2	CC-3	GC-4	EC-5	O/RM	I-1	I-2	I-3	EI	DB-1, DB-2, DB-3, DB-4, DB-5	AS	Special Zoning Overlay District	PID	ASE-CD	MPD-CD	HP-CD	R-CD	NR-CD			
Chapel Hill Transition	Permit Administration by Municipalities under the provisions of the Joint Planning Agreement-																											
Carrboro Transition	Contact appropriate Municipality for applicable Zoning Standards																											
10-Year Transition			♦	♦	♦	♦																			♦	♦	♦	♦
20-Year Transition			♦	♦	♦	♦																			♦	♦	♦	♦
Commercial Transition Activity Node							♦	♦	♦	♦		♦									♦						♦	♦
Commercial-Industrial Transition Activity							♦	♦	♦	♦		♦	♦	♦	♦						♦						♦	♦
Economic Development Transition Activity Node																					♦						♦	♦
Rural Buffer	♦																									♦	♦	♦
Rural Residential			♦																							♦	♦	♦
Agricultural Residential		♦																								♦	♦	♦
Rural Community Activity Node																										♦	♦	♦
Rural Neighborhood Activity Node							♦	♦																		♦	♦	♦
Rural Industrial Activity Node													♦													♦	♦	♦
Public Interest Area																					♦							

Orange County 2030 Comprehensive Plan, Appendix F



5
6

1 Beth Trahos began a summary of the proposal. She recognized the members of the team who
2 have worked on this proposal:

- 3 • Laura Haywood and Donna Crowder with Forestar Group
- 4 • Don Sever and Danielle Cabral with Bowman Civil Engineers
- 5 • Josh Reinke, traffic engineer, with Bolton & Menk
- 6 • David Barcal, Civil Engineer, with McConnell and Associates

7
8 Beth Trahos said Ward Marotti, Environment Consultant, with Spangler Environmental, was
9 unable to attend tonight, but his colleague Cal Rider is here to answer any questions. She said
10 the applicant has taken this process very seriously and has involved experts to ensure all of the
11 standards and requirements of the ordinance are met. She recognized Wayne Honeycutt, Realtor,
12 who was present on behalf of the property owner. She reiterated that this property is owned by
13 heirs who don't live in the area and have been working diligently to find an appropriate use for the
14 land. She said the availability of housing is not what it needs to be to accommodate everyone
15 who wants to live in Orange County. She said, with that in mind, the applicant proposed a
16 conservation cluster subdivision with a gentle density in an effort to address the housing need.
17 She said this proposal is very similar to the Rigsby rezoning in White Cross that was recently
18 approved by the Board. This design allows for a denser configuration of lots, which allows for the
19 greater preservation and common ownership of open space and environmentally sensitive areas.
20 She said this proposal includes 49 homes on 79.76 acres in total with a minimum lot size of 20,000
21 square feet of that property. This nets out to be one home per 1.6 acres of property. Of that 79.76
22 acres, 42.25 acres is open space, which is 53.9% of the site. The project proposes individual
23 septic on each lot and a community well. Beth Trahos pointed out that there are a few wells in this
24 area because there is public water available to many surrounding properties.

25 Commissioner McKee asked how that is relevant since the Town of Hillsborough denied
26 the applicant's request to connect to Town water.

27 Beth Trahos explained that while it is true the Town denied the applicant's request to
28 connect to Town water, there are few adjacent wells to the property here because many neighbors
29 are on Town of Hillsborough water. She said therefore, there will be fewer potential properties that
30 would be impacted by the community well. She said it is the applicant's view is that this proposal
31 complies with the comprehensive plan that is in place today. She said this is a rural industrial
32 activity node and includes the agricultural residential district. She said the residential conditional
33 district is recommended in both of those land use categories. She said it is also designated by
34 Hillsborough as a mixed residential neighborhood. She concluded that the homes are harmonious
35 with the surrounding area and are reasonable and in the public interest at this location. She said
36 the team has worked hard really since January to put together a thoughtful and thorough proposal
37 for consideration, and is hopeful that the Board will join the Orange County Planning Board, which
38 unanimously recommended approval, in supporting this project.

39 Commissioner Portie-Ascott said the Board has heard a lot of concerns about traffic on
40 Highway 86. She said there was information on a driveway permit in the packet, and asked how
41 that would help mitigate the traffic concerns.

42 Josh Reinke, traffic engineer with Bolton & Menk answered that the driveway will place
43 any requirements that will be incorporated into the design. He explained that NCDOT determined
44 that turn lanes aren't required but the fire chief has expressed concerns. He said the applicant is
45 willing to recommend turn lanes, but that can't be part of the document until it's part of the NCDOT
46 driveway permit.

47 Donna Crowder with Forestar Group reiterated that the driveway permit is how NCDOT
48 approves improvements along the whole road frontage, not just the driveway. She said the team
49 has been in discussions with NCDOT and said they would like to put in a center turn lane. In
50 response, Donna Crowder explained that NCDOT asked for sight distances so that they could

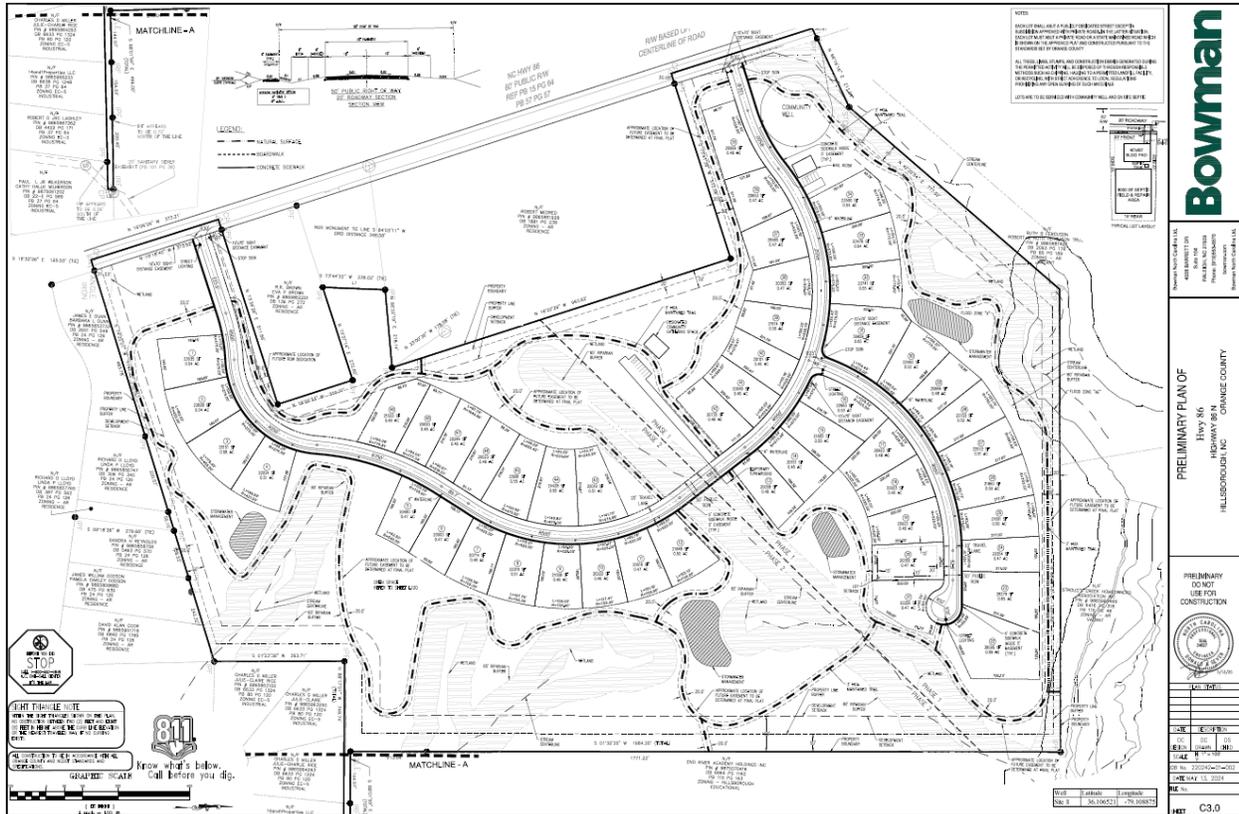
1 make recommendations. She said the applicant sent out a surveyor who did some site distance
 2 studies. So far, NCDOT is on board with allowing a center turn lane, and Josh Reinke sent an
 3 email to request a lower speed limit. She explained that despite their willingness to implement
 4 these measures, the applicant cannot guarantee they will be done until NCDOT issues the
 5 driveway permit.

6 Commissioner Portie-Ascott asked if the applicant had also put in a request for a flashing
 7 light.

8 Donna Crowder said they have suggested it, but NCDOT may not allow it.

9 Chair Bedford asked Taylor Perschau to put up the site plan on the screen.

10



11 Commissioner Carter asked if there is any information about how high Strouds Creek rose
 12 during Tropical Storm Chantal on this property.

13 Donna Crowder said unfortunately that information is not available, but added that the
 14 buffers help prevent flooding and the homes are intended to be built on a hill, so there is a lot of
 15 grade.

16 Commissioner Carter asked Cy Stober to define flood zones X and AE, because those
 17 would not necessarily reflect what was seen with Tropical Storm Chantal.

18 Cy Stober said they would not, and asked Chris Sandt, County Engineer, to answer the
 19 rest of the question.

20 Christopher Sandt, County Engineer, said he doesn't have the floodplain data available,
 21 but zone AE is generally a one-hundred-year floodplain. He explained that there's a 1% chance
 22 of an event happening in any given year. He said nobody really knows what Chantal was, but it
 23 was well beyond a hundred-year event. He said he is not confident in answering what zone X
 24 means without the map, but he can get that answer to the Board. He assured the Board that
 25 floodplains and creeks both have buffers.

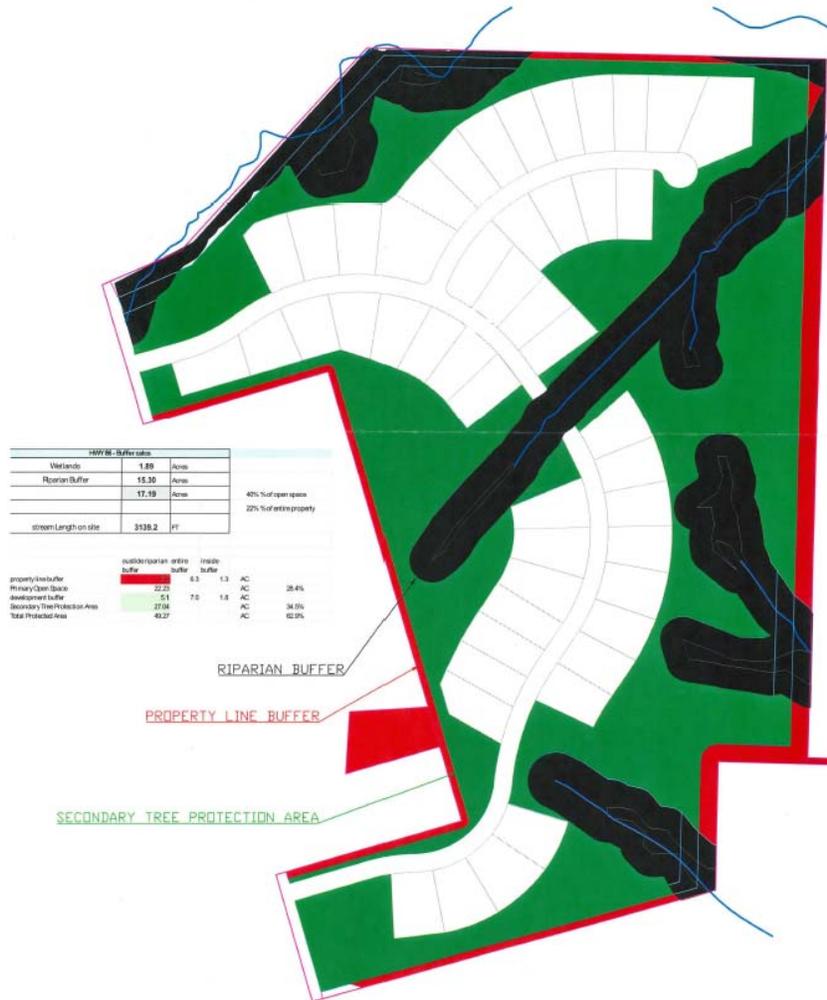
26 Vice-Chair Hamilton asked for a review of the buffers that apply to this plan.

27

1 Don Sever with Bowman Civil Engineers said there are 1.9 acres of wetlands and there
 2 15.3 total acres of riparian buffers that surround the wetlands and the streams that bisect the
 3 property. Together that equals 40% of the common open space. He said there is also a
 4 development buffer around the perimeter of the property, which varies from a 20-foot width to a
 5 50-foot width and altogether totals 5.1 acres. He said there is a property line buffer, which runs
 6 adjacent to the development buffer and is also 5 acres.

7 Taylor Perschau offered that there are minimum required stream buffers, floodplain buffers
 8 and water body buffers if it's hydrologically connected.

9 The applicant passed out the following diagram to the Board to aid in the explanation.



10 Referring to the above handout from the applicant, Taylor Perschau said there's a
 11 floodplain buffer and a stream buffer on the northern portion of the property. There is also a
 12 required stream buffer that runs through the middle of the property. Additionally, there is a phase
 13 line where the applicant is proposing a phase one to be developed, as well as a phase two. She
 14 said the diagonal hash represents either a stream buffer or a floodplain buffer and the required
 15 buffers for stream and floodplain are a minimum of 65 and a maximum of 80, as detailed in the
 16 ordinance. So that would be required regardless. Orange County buffers, both that 65 and 80
 17 exceed the state's 50-foot regulated buffer. She explained that the development buffer that Don
 18

1 spoke of is something that the applicant is electing into and is not a minimum requirement of the
2 RCD District.

3 Don Sever explained what each color means on the diagram. The black areas are the
4 riparian buffers, red indicates the property line buffer, and the green areas are secondary tree
5 protection areas.

6 Commissioner Carter observed that, compared to the recently approved Rigsby property,
7 this site plan showed more lots in proximity to buffers.

8 Don Sever said, in his mind, there is green space in almost all cases before the riparian
9 buffer.

10 Commissioner Carter noted the soil evaluation showing 10 sites requiring subsurface drip
11 systems.

12 Cal Rider, environmental consultant, explained that while some lots encompass
13 subsurface drip soil, many could still accommodate conventional systems.

14 Commissioner Fowler said she saw that four lots were tested for their ability to have septic
15 drain fields and could see that they had both the primary and the repair fields in those diagrams.
16 She asked if it turns out that the primary and repair fields cannot fit on a lot, if that lot would not
17 be developed or if another type of septic system would be built.

18 Cal Rider said they may be forced to have a drip repair or would have to do a lot-line shift,
19 or, if it's not feasible, just wouldn't use that lot.

20 Commissioner Fowler asked if the applicant had considered a community septic system.
21 She asked if there would be room on the site.

22 Donna Crowder said the applicant did consider a community septic system but didn't feel
23 the county would be comfortable with a community septic or that the Board would consider it.

24 Commissioner Fowler asked for alternatives if this plan is not approved by the Board. She
25 mentioned that originally, there was a 42-acre conventional proposal with one acre per lot.

26 Taylor Perschau said if the applicant proposed 42 conventional lots, they would be
27 required to request rezoning.

28 Commissioner Fowler clarified that if this plan is not approved, the applicant could do 20
29 lots without coming back to the Board for approval, or they could come back with the 42-acre lot
30 plan. She noted that the 42-acre lot plan did not include any trails like the plan before the Board.

31 Taylor Perschau said Vice-Chair Fowler's understanding is correct.

32 Commissioner Fowler asked if septic fields would have to be approved by Orange County
33 Environmental Health.

34 Cal Rider said yes.

35 Donna Crowder emphasized they'd invested nearly two years and substantial funds in the
36 project, believing they were providing what the county wanted through compact subdivision
37 design. They indicated time constraints under their contract wouldn't allow for resubmission.

38 Commissioner McKee asked if the project was then designed around what they thought
39 would be approved rather than what was best for the community and what would be the best use
40 of the land.

41 Donna Crowder said her understanding is that it was one and the same. She said the goal
42 was to give the Board what they want to see, in accordance with the Comprehensive Plan.

43 Commissioner McKee asked what the limited use of the trails meant.

44 Beth Trahos said it means the trails would be accessible to all members of the community.
45 She said the property owner currently allows Eno River Academy to use the land free of charge,
46 and the school would like that to continue. She said the conditions for the property include
47 cooperation between the Homeowner's Association and Eno River Academy for use of the trails
48 for cross-country and access to the stream for teaching purposes. She clarified that they wouldn't
49 want any liability burden to be on the Homeowner's Association, so that would have to be
50 negotiated between those groups.

1 Laura Haywood, project manager with Forestar Group, said the Planning Board
2 recommended different wording for that condition, and the applicant obliged, which led to the
3 current wording. She said their intention is for the trails to be used by the community. She said
4 Eno River Academy was uncertain because the language had changed, but that was due to the
5 recommendation by the Planning Board.

6 Commissioner McKee asked if a driveway application had been applied for and asked if it
7 included a turn lane.

8 Laura Haywood said it is not typical at this stage to see a driveway permit application.
9 However, she said they intend to improve the roadway to make it safer and complete the same
10 for turn lanes as the Rigsbee property, but they are at the mercy of NCDOT.

11 Donna Crowser said NCDOT has agreed verbally, and they expect the permit to be
12 submitted on Dec. 15th.

13 Commissioner McKee said he finds it very hard to understand being this deep into a
14 project without having a good, clear understanding from the resident engineer for this district of
15 what will be allowed.

16 Josh Reinke said it would be atypical for a rezoning request to have a driveway permit in
17 place because the rezoning hasn't been approved.

18 Vice-Chair Hamilton thanked the applicants for their due diligence but expressed concerns
19 about approving the development while the 2050 land use plan was being developed. She found
20 the proposal inconsistent with the 2030 comprehensive plan, specifically Land Use Goal One,
21 requiring coordinated location of higher intensity development with existing public transportation
22 and infrastructure. Without water and sewer infrastructure from Hillsborough, she deemed the
23 density too high. She also expressed concerns about climate change risks with development
24 close to Strouds Creek and the impact of extensive septic fields on this vital water resource.

25 Commissioner Carter acknowledged the board's support for housing solutions but
26 distinguished between the R-1 zoning of Rigsby versus the Agricultural Residential zoning of this
27 property. The AR district's purpose is to preserve land suitable for agricultural uses and protect it
28 from incompatible land uses. She also shared concerns about septic systems and some lots'
29 proximity to riparian buffers.

30 Commissioner Greene appreciated that the layout was better than a conventional
31 subdivision, but felt it looked cramped into the space with fragmented green areas. She noted
32 Hillsborough's intention to constrict its urban services boundary away from this property, making
33 this intensity inappropriate. She said the Town's unanimous decision against extending water was
34 an important factor for her, as the county historically aligns with municipalities at its edges.

35 Commissioner Portie-Ascott said she has met with representatives from Eno River
36 Academy, considered the recommendation from the Planning Board, and weighed the fact that
37 the owners have been trying to sell the property for a number of years. However, she couldn't
38 overlook traffic safety concerns on Highway 86, including a tragic crash killing three people the
39 previous year. She felt NCDOT's practice of waiting for incidents before making changes put
40 families at risk.

41 Commissioner Fowler said she prefers this plan to the 42 because it preserves more
42 acreage overall. She agreed that there are some issues, encroaching on buffers, questions about
43 soil, but other than that, she thought this is a preferable plan to the 42 lot option. She mentioned
44 that it includes a trail that Eno River Academy could potentially use, while the other plan does not
45 include that. She said she trusts that a turn lane will be added if NCDOT allows it. She said she
46 thinks this is closer to the conservation clusters that the Board would like to see.

47 Commissioner McKee main concern was the urban-style, dense development of 49
48 houses on 20,000 square foot lots without urban services. He stated this would be acceptable
49 with sewer and water, but saw issues with the current proposal. The dense development didn't

1 align with the rural character of the area or planning principle five about preserving the county's
2 rural landscape.

3 Chair Bedford concurred about excessive water on the site, emphasizing the need to
4 evaluate each site individually. She distinguished this from proposals preserving contiguous
5 farmland, noting the fragmented open space here didn't achieve clustering's real goals. While she
6 was not concerned about the proposed community well or potential water depletion, she found no
7 greater public interest served by the rezoning, given issues with septic, traffic, and rural character.

8
9 Slide #45

Planning Board Recommendation

Planning Board reviewed the rezoning application at its September 3 and October 1, 2025 meetings

As available in the meeting minutes ([Attachment 6](#)), the Planning Board voted 9-0 to recommend approval of the Statement of Consistency ([Attachment 7](#)) and the proposed ordinance for the Zoning Atlas Amendment ([Attachment 9](#)).



10
11
12 Slide #46

Recommendation

The Manager recommends the Board:

1. Conduct the public hearing and receive the Planning Board and staff recommendations and public comments;
2. Close the public hearing; and
3. **Vote to Approve** the Statement of Consistency ([Attachment 7](#)) and Zoning Atlas Amendment ([Attachment 9](#)).

OR

Vote to Deny the Zoning Atlas Amendment, including a statement as to why the application is not reasonable and/or not in the public interest, as detailed in the Statement of Inconsistency ([Attachment 8](#)).



13

1 A motion was made by Commissioner Greene, seconded by Vice-Chair Hamilton, to deny
 2 the Zoning Atlas Amendments, as the application is not reasonable because it is not in the public
 3 interest, for reasons articulated by Commissioners, and as detailed in the Statement of
 4 Inconsistency (Attachment 8).”

5
 6 Vice-Chair Hamilton suggested an amendment to the motion, asking for the Statement of
 7 Inconsistency to include Land Use Goal One.

8
 9 Commissioner Greene accepted the amendment.

10
 11 **VOTE: Ayes, 6 (Commissioner Carter, Commissioner Portie-Ascott, Commissioner
 12 Greene, Chair Bedford, Vice-Chair Hamilton, Commissioner McKee); Nays, 1
 13 (Commissioner Fowler)**

14
 15 **MOTION PASSES**

16
 17 **b. Unified Development Ordinance Text Amendments – Impervious Surfaces, Watershed
 18 Protection Overlay Districts, and Stream Buffers**

19 The Board conducted a public hearing and considered action on Planning Director-initiated text
 20 amendments to the Unified Development Ordinance (UDO) pertaining to Impervious Surfaces,
 21 Watershed Protection Overlay Districts, and Stream Buffers.

22
 23 **BACKGROUND:** The Orange County Planning & Inspections Department has initiated text
 24 amendments to UDO Sections 2.20, 4.2, 6.13, and Article 10. The proposed amendments are
 25 multi-faceted in purpose and are intended to be comprehensive in addressing overly complex
 26 text/tables, and to improve interpretation and application of the UDO for both staff and applicants.
 27 Specifically, the amendments address:

- 28
 29 1) Refinements and reading clarity improvements related to impervious surface area limits
 30 and existing development definition timelines for the County’s thirteen (13) Watershed
 31 Protection Overlay Districts, including deletion of the obsolete “Sliding Scale Table”
 32 (Tables 4.2.5.2 & 4.2.5.3); and
 33
 34 2) Refinement of minimum reservoir buffer widths for the Upper Eno Critical Watershed
 35 Protection Overlay District to better accommodate known non-conforming lots located
 36 around the shoreline of Lake Orange and reduce setback variance requests related to this
 37 specific location.
 38
 39 3) Refinement of the “Water Feature” definition within Article 10 to clarify and conform with
 40 County/State/Federal regulatory authority.

41
 42 The proposed amendments can be found in Attachment 2 within a “track changes” format.

43
 44 Joint Planning Area (JPA) Review: In accordance with the Orange County-Chapel Hill-Carrboro
 45 Joint Planning Land Use Plan and Agreement, the proposed UDO text amendments package was
 46 sent to Town staffs on July 30, 2025. Town of Carrboro staff sent the comments contained in
 47 Attachment 3 on August 18, 2025, and found no inconsistency with the Joint Planning Area Land
 48 Use Plan. To date, no comments have been received from the Town of Chapel Hill.

49
 50 Planning Board Recommendation: The Planning Board reviewed this item at its October 1, 2025,
 51 regular meeting. The Planning Board voted unanimously to recommend approval of the proposed

1 text amendments. An excerpt of draft minutes from the October 1, 2025, meeting and the signed
 2 Statement of Approval and Consistency are included in Attachment 4. Prior to making its
 3 recommendation, the Planning Board reviewed the materials in an "Ordinance Review
 4 Committee" (ORC) meeting on July 9, 2025. Agenda materials for these meetings are available
 5 at: <http://orangecountync.gov/AgendaCenter/Planning-Board-26>.

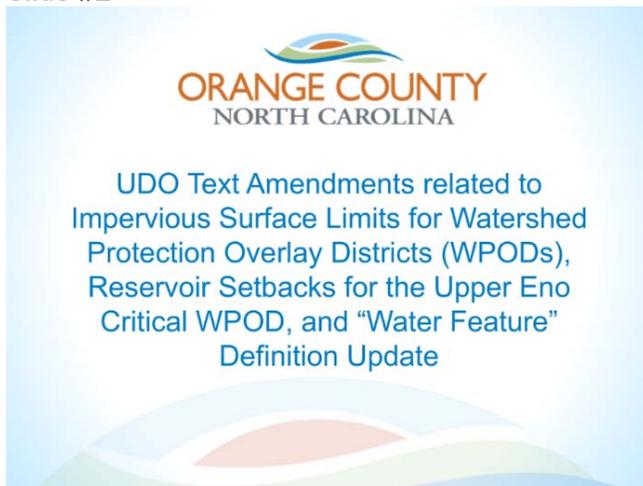
6
 7 Planning Director's Recommendation: The Planning Director recommends approval of the
 8 Statement of Approval and Consistency as contained in Attachment 1 and approval of the
 9 proposed UDO Text Amendments as contained in Attachment 2.

10 Chris Sandt, County Engineer, made the following presentation:

11 Slide #1



12
 13 Slide #2



14
 15
 16
 17 Chris Sandt said he will be presenting some proposed staff-initiated text amendments to
 18 the Unified Development Ordinance (UDO). He explained that the UDO is a working document
 19 and is constantly evolving. He said the document changes as a result of changing state regulatory
 20 requirements. He said the Planning Department is a delegated authority for the enforcement of
 21 the riparian buffers throughout Orange County, as well as for erosion control and stormwater
 22 management, which is all tied to these watershed protection overlay districts.
 23
 24

1 Slide #3

Why Are We Here?

• October 10, 2023 – Regulatory Updates

- North Carolina House Bill 600 (HB 600 / SL 2023-137).
- HB 600 provides clarification regarding what is considered existing built upon area (i.e., pre-existing development).
- Any built upon area in existence prior to the effective date of the local water supply watershed program (i.e., WPODs) is considered pre-existing development and cannot be counted from a regulatory perspective (i.e., stormwater management needs).
- The pre-existing date is generally defined as January 1, 1994, but some WPODs have different dates.
- UDO text amendment approved by BOCC on June 4, 2024, that integrated key requirements of HB 600.
- We are now providing additional clarifications.



2
3 Chris Sandt said most of the proposed amendments are just clarifications for constituents.
4 He said these cutoff dates were in the UDO, but very difficult to find, even for staff. So the purpose
5 of the proposed amendments is to make the UDO more understandable and ensure conformance
6 with current state law.

7
8 Slide #4

Why Are We Here?

• Reservoir Setbacks for Lake Orange

- Upper Eno Critical WPOD
- Non-conforming lots around Lake Orange, can't meet 150-ft setback
- Multiple variance requests; substantial staff time/effort
- Reduce reservoir setback (Lake Orange only) to 75-ft

• Reviewed with Ordinance Review Committee (ORC) on July 9, 2025; and Planning Board meeting September 3, 2025.

- Impervious bonus for affordable housing no longer included in this proposed text amendment; may be reapproached in near future
- Have added an Article 10 definition refinement for "Water Feature"



9
10 Commissioner McKee asked what hoops people are having to jump through for the
11 variance requests.

12 Christopher Sandt said it is a straightforward process, but it is not a quick process. He
13 said four have been processed in the last couple of years.

14 Cy Stober said a Board of Adjustment variance requires an application, a several-hundred-
15 dollar application fee, and it takes at least three months for staff review, scheduling of the
16 evidentiary hearing, proper notice of the hearing, and then to hold the hearing. He explained that

1 part of the evidentiary hearing is evidence provided by the applicant and an analysis by Chris
2 Sandt or Victoria Hudson, Director of Environmental Health, that no public safety or welfare
3 concerns are presented by this encroachment into this particular and peculiar buffer that really
4 only resides on this individual water body in the entire county at this point. He estimated it would
5 add thousands of dollars of additional costs to a renovation project or a new home, in some cases.
6 He pointed out that new homes are being constructed and are seeking variances in this setback,
7 and it adds a minimum of three months to the timeline so that a Board of Adjustment hearing can
8 be held.

9 Patrick Mallett explained that the burden extends beyond major renovations.

10 Commissioner McKee asked for an example of a minor change that would require this
11 level of involvement.

12 Cy Stober said even minor improvements like wrapping a porch, paving a driveway, or
13 adding a patio require the full variance process.

14 Commissioner McKee said it is possible that this process could cost as much as the
15 change a property owner is trying to make.

16 Cy Stober said that it is true in theory.

17 Vice-Chair Hamilton asked about setback requirements.

18 Patrick Mallett said explained that existing homes built with 75-foot setbacks in the 1970s-
19 80s are non-conforming under the current 150-foot requirements. For new construction on vacant
20 lots, current rules effectively make many unbuildable due to the combined setback requirements.

21 Vice-Chair Hamilton asked if these homes are becoming less safe by making setbacks
22 closer.

23 Christopher Sandt assured that the major CIP repairs to the Lake's dam had been
24 completed, with the entire embankment reinforced. Without these improvements, the dam might
25 not have survived Helene. He explained that during that storm, water approached but didn't
26 significantly flood homes closest to the lake.

27 Vice-Chair Hamilton thanked him for the explanation.

28 Commissioner Greene initially wondered why vacant lots couldn't maintain 150-foot
29 setbacks while existing homes had different standards, but understood the lots were too small
30 and maintaining consistent buffers around the reservoir was necessary.

31 Patrick Mallett added that the smaller lots are the only ones that are left, which do not
32 accommodate large homes.

33 Commissioner McKee noted the lake was built in the mid-1960s with lots platted before
34 the current regulations. He said this is a longstanding issue rather than a recent development.

35
36

1 Slide #5

Why Are We Here?

June 4, 2024 Text Amendment

HB 600 ("Regulatory Reform Act")

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023
SESSION LAW 2023-137
HOUSE BILL 600

AN ACT TO PROVIDE FURTHER REGULATORY RELIEF TO THE CITIZENS OF NORTH CAROLINA.

The General Assembly of North Carolina enacts:

PART I. AGRICULTURE, ENERGY, ENVIRONMENT, AND NATURAL RESOURCES PROVISIONS

WATER SUPPLY WATERSHED PROTECTION CHANGES

SECTION 1. G.S. 143-214.5 reads as rewritten:

§ 143-214.5. Water supply watershed protection.

... (d3) A local government implementing a water supply watershed program shall allow an applicant to exceed the allowable density under the applicable water supply watershed rules if all of the following circumstances apply:

- (1) The property was developed prior to the effective date of the local water supply watershed program.
- (2) The property has not been combined with additional lots after January 1, 2021.
- (3) The property has not been a participant in a density averaging transaction under subsection (d2) of this section.
- (4) The current use of the property is nonresidential.
- (5) ~~In the sole discretion, and at the voluntary election, of the property owner, the stormwater from all of the existing and new impervious area built upon area on the property above the existing development is treated in accordance with all applicable local government, State, and Federal laws and regulations.~~
- (6) The remaining vegetated buffers on the property are preserved in accordance with the local water supply watershed protection program requirements.

...

ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: June 4, 2024

Action Agenda Item No. 5-5

SUBJECT: Unified Development Ordinance Text Amendment – Regulatory Reform Compliance & Clarifications

DEPARTMENT: Planning and Inspections

ATTACHMENT(S):

1. NCSL 23-108 (Excerpt)
2. NCSL 23-137 (Excerpt)
3. Excerpt of Draft May 1, 2024 Planning Board Minutes and Signed Statement of Consistency
4. Statement of Consistency
5. Ordinance and Proposed UDO Text Amendments

INFORMATION CONTACT:

Cy Stober, Director, (919) 245-2592

PURPOSE: To hold a public hearing, receive the Planning Board and staff recommendations and public comment, close the public hearing, and consider action on County-related text amendments to the Unified Development Ordinance (UDO) in response to North Carolina Session Laws (NCSLs) 23-108 and 23-137, as well as to clarify two related matters for improved administration of the UDO.

BACKGROUND: The North Carolina General Assembly approved two laws over Governor Roy Cooper's veto in the 2023 session that are relevant to the text of Orange County's UDO. The first was North Carolina Session Law (NCSL) 23-108 (Attachment 1), which expanded the definition of "residential" uses or zoning to all structures under the regulatory umbrella of the North Carolina State Residential (Building) Code. This effectively expands this definition from one- and two-family dwellings to include three- and four-family dwellings. The consequence is the task of Orange County authority to regulate the architecture or appearance of such structures, requiring amendment of Sections 2.5.2 (Site Plan Specifications) and 4.4.2 (Major Transportation Corridor (overlay district) Application). Staff has initiated an amendment to the definition of "Residential Development" in Article 10 to reflect this statutory change.

Staff has also initiated a relevant amendment to Section 2.4.2 (Zoning Compliance Permits, Requirements and Conditions) to transfer the responsibility of affirming UDO compliance, before a Certificate of Occupancy is issued, from the Building Inspector to the Planning and Inspections Director. The Inspections staff should be focused on NC State Building Codes compliance and not also be responsible for enforcement of Orange County's local development and use standards.

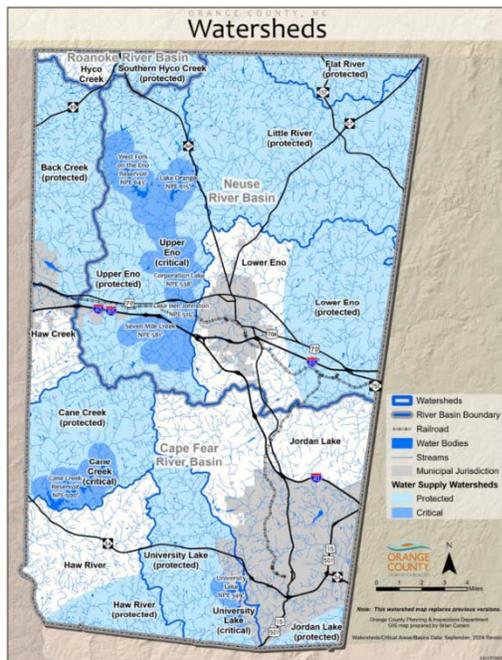
NCSL 23-137 (Attachment 2) was the "Regulatory Reform Act" and provides for the elimination of density regulations in water supply watersheds under the following conditions:

- 1) The property was developed prior to the effective date of the applicable water supply watershed regulations;
- 2) The property has not been combined with additional lots after January 1, 2021;
- 3) The property has not participated in density averaging, as allowed by North Carolina General



2
3 Chris Sandt explained again that the June 4, 2024, text amendment took care of most of
4 the requirements from HB 600, and the proposed amendments today are aimed at making the
5 UDO a more understandable document for constituents and staff.

7 Slide #6



←

Watershed Protection Overlay Districts (WPODs)

←



8
9 Chris Sandt described the map, which depicts the 18 watersheds in Orange County. He
10 indicated that everything in the northeast corner of the county drains to Falls Lake. He pointed

1 out the thick blue line in the middle of the map as the break line between the Jordan Lake Basin
 2 and the Falls Lake Basin. He said there is a small section in the northern part of the county that
 3 drains up to the Roanoke Basin in Virginia. The grey areas of the map are the municipal
 4 boundaries. The light blue areas on the map are the protected watersheds, and the darker blue
 5 areas are the critical watersheds. He explained that the darker blue watersheds are adjacent to
 6 the water supply reservoirs. Chris Sandt explained that there are maximum impervious surface
 7 area restrictions as well as density restrictions that vary by watershed and are based on the
 8 criticality of the watershed. He pointed out the West Fork on the Eno Reservoir (WFER), which is
 9 owned and operated by the town of Hillsborough. The WFER is about three times the volumetric
 10 size of Lake Orange. It was built between 1990 to 2010 with some recent upgrades in the last five
 11 years. Lake Orange does not have an intake, nor does the WFER, unlike University Lake and
 12 Cane Creek Reservoir. He explained that Lake Orange is the only reservoir that is subject to the
 13 reservoir setbacks that can't be met because the lots are too small, as they were platted and built
 14 before the rules existed.

15 Slide #7
 16

Impervious Surface Limits for WPODs

Table 1 – Impervious Surface Limits			
Watershed Protection Overlay District	Impervious Limits (Residential)	Impervious Limits (Non-Residential)	Existing Development Date
University Lake Critical Area (UNIW-CA)	6% (see UDO Table 4.2.5.1 for exceptions)	6%	April 2, 1990
University Lake Protected (UNIV-PW)	6% (see UDO Table 4.2.5.1 for exceptions)	12% (see UDO Table 4.2.6 for exceptions)	April 2, 1990
Cane Creek Critical Area (CANE-CA)	6% (see UDO Table 4.2.5.1 for exceptions)	6%	October 19, 1999
Cane Creek Protected (CANE-PW)	6% (see UDO Table 4.2.5.1 for exceptions)	12% (see UDO Table 4.2.6 for exceptions)	October 19, 1999
Upper Eno Critical Area (U-ENO-CA)	6% (see UDO Table 4.2.5.1 for exceptions)	6%	January 1, 1994*
Upper Eno Protected (U-ENO-PW)	12% (outside of Transition Areas) 30% (within Transition Areas) 70% (within "high density" or EDD Areas)	12% (see UDO Table 4.2.6 for exceptions)	January 1, 1994*
Lower Eno Protected (L-ENO-PW)	24% (with curb and gutter) 36% (without curb and gutter) 70% (within "high density" or EDD Areas)	24% (with curb and gutter) 36% (without curb and gutter) 70% (within "high density" or EDD Areas)	January 1, 1994
Little River Protected (LITTLE-PW)	6% (see UDO Table 4.2.5.1 for exceptions)	12% (see UDO Table 4.2.6 for exceptions)	January 1, 1994
Back Creek Protected (BACK-PW)	12% (outside of Transition Areas) 30% (within Transition Areas) 70% (within "high density" or EDD Areas)	12% (see UDO Table 4.2.6 for exceptions)	January 1, 1994
South Hyco Creek Protected (HYCO-PW)	12%	12% (see UDO Table 4.2.6 for exceptions)	January 1, 1994
Flat River Protected (FLAT-PW)	12%	12% (see UDO Table 4.2.6 for exceptions)	January 1, 1994
Haw River Protected (HAW-PW)	24%	24%	January 1, 1994
Jordan Lake Protected (JORDAN-PW)	24%	24%	January 1, 1994

*There are additional exceptions to the Existing Development Date specific to parcels located adjacent to the West Fork Eno Reservoir (WFER).



17 Chris Sandt said this table was created by staff in December 2024. It clearly defines the
 18 existing development date for each watershed.
 19
 20
 21

1 Slide #8

Proposed UDO Text Amendments

- Articles & Sections Affected
 - Article 2
 - 2.20 (Stream Buffers – Use Authorization Cert.)
 - Article 4
 - 4.2 (Watershed Protection)
 - Article 6
 - 6.13 (Stream Buffers)
 - Article 10 (“Water Feature”)

- 23 pages affected in total



2
3
4

Slide #9

Proposed UDO Text Amendments

Elimination of “Sliding Scale” – Section 4.2

- Origin of table is unknown, not statute-based, created in mid-1990s in response to WPOD enforcement
- Originally intended to deal with non-conforming lots from density and impervious area perspectives
- With new legislation, keeping the sliding scale would give a “double bump” to impervious allowances
- Table was difficult to understand/use
- Replaced with 12% impervious cap for all non-conforming lots
- Provides clarity/consistency for non-conforming lots

~~TABLES 4.2.5.2 & 4.2.5.3. Sliding Scale for Residential, Impervious Surface Ratios – (Use, CHAS, ERTLS, and Open Eas)~~

Lot Size (Acres)	ISR	Square Feet	Lot Size (Acres)	ISR	Square Feet
6+	8.0		3.1	9.8	13,234
6.0	8.0	13,069	3.0	10	13,069
5.9	8.1	13,197	2.9	10.4	12,888
5.8	8.2	13,326	2.8	10.8	12,709
5.7	8.3	13,455	2.7	11.2	12,530
5.6	8.4	13,584	2.6	11.6	12,351
5.5	8.5	13,713	2.5	12.0	12,172
5.4	8.6	13,842	2.4	12.4	12,000
5.3	8.7	13,971	2.3	12.8	11,829
5.2	8.8	14,100	2.2	13.2	11,658
5.1	8.9	14,229	2.1	13.6	11,487
5.0	9.0	14,358	2.0	14.0	11,316
4.9	9.1	14,487	1.9	14.4	11,145
4.8	9.2	14,616	1.8	14.8	10,974
4.7	9.3	14,745	1.7	15.2	10,803
4.6	9.4	14,874	1.6	15.6	10,632
4.5	9.5	15,003	1.5	16.0	10,461
4.4	9.6	15,132	1.4	16.4	10,290
4.3	9.7	15,261	1.3	16.8	10,119
4.2	9.8	15,390	1.2	17.2	9,948
4.1	9.9	15,519	1.1	17.6	9,777
4.0	10.0	15,648	1.0	18.0	9,606
3.9	10.1	15,777	0.9	18.4	9,435
3.8	10.2	15,906	0.8	18.8	9,264
3.7	10.3	16,035	0.7	19.2	9,093
3.6	10.4	16,164	0.6	19.6	8,922
3.5	10.5	16,293	0.5	20.0	8,751
3.4	10.6	16,422	0.4	20.4	8,580
3.3	10.7	16,551	0.3	20.8	8,409
3.2	10.8	16,680	0.2	21.2	8,238



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6
7

1 Slide #10

Sliding Scale Example – UDO Section 4.2

Location:
 Chapel Hill Township
 648 Pine Acres Road
 9768-59-7036

Watershed: University Lake Protected
Lot Recorded: 1987
Year Developed: 2024
Lot Size: 26,136 sq. ft. / 0.6 acres

Scope of Project: Double-wide Manufa
 3,432 sq. ft. of impervious with existing

Impervious Allowed:
 38.3% 10,024 sq. ft (with Sliding Scale and new Law)
 14.8% / 3,868 sq. ft. (with Sliding Scale)
 12%+ / 6,156 sq. ft (w/ existing imp. credit)
 15%+ / 6,837 sq. ft. (w/ text amend + SCM)

Notes:

- Lot less than 1 acre and replacement of manufactured home





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Patrick Mallett continued the presentation:

Slide #11

Sliding Scale Example – UDO Section 4.2

Location:
 Chapel Hill Township
 349 Warren Court
 9768-67-1418

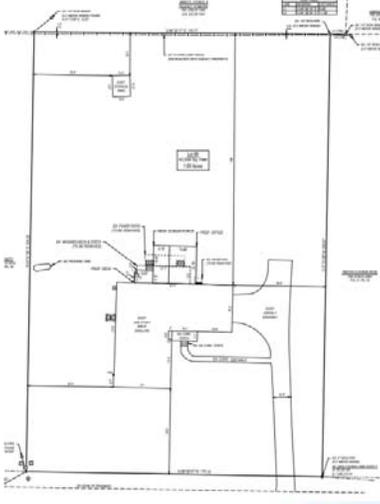
Watershed: University Lake Protected
Lot Recorded: 1973
Year Developed: 1973 (house), 2023 (addition)
Lot Size: 43,560 sq. ft. / 1.0 acres

Scope of Project: 541 sq. ft. screen porch, 5,530 sq. ft. of impervious including existing

Impervious Allowed:
 39% 17,021 sq. ft (with Sliding Scale and new Law)
 14.0% / 6,098 sq. ft. (with Sliding Scale)
 12%+ / 10,923 sq. ft (w/ existing imp. credit)
 15%+ / 11,234 sq. ft. (w/ text amend + SCM)

Notes:

- 1 acre lot with existing home, driveway, and shed, adding a screen porch




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1 Slide #12

Sliding Scale Example – UDO Section 4.2

Location:

Bingham Township
4710 Nicks Road
9822-91-6452

Watershed: Cane Creek Protected

Lot Recorded: 1984

Year Developed: 1984 (house),
2024 (garage)

Lot Size: 55,103 sq. ft. / 1.265 acres

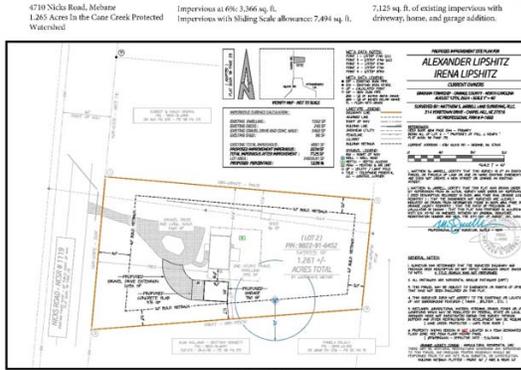
Scope of Project: 2,234 sq. ft. additional,
7,125 sq. ft. of total impervious

Impervious Allowed:

- 35% 19,290 sq. ft. (with Sliding Scale and new Law)
- 14.0% / 7,494 sq. ft. (with Sliding Scale)
- 12%+ / 11,796 sq. ft. (w/ existing imp. credit)
- 15%+ / 13,272 sq. ft. (w/ text amend + SCM)

Notes:

- Existing home and driveway + garage and driveway ext.



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Slide #13

Proposed UDO Text Amendments

Lake Orange Reservoir Setbacks – Section 6.13

- Upper Eno Critical WPOD effective and enforced since January 1, 1994 (well after the lake was created in 1968).
- The majority of lots around Lake Orange are non-conforming because of this retroactive setback.
- There are many Lake Orange lots smaller than 1 acre (inherently difficult to build on); platted prior to 1994.
- The 150-foot reservoir setback is 100 feet wider than state minimum; it is not possible for these lots to meet the 150-foot reservoir setback without a variance approval.
- Recent research has indicated no significant water quality benefits beyond state-standard 50-foot buffer. **We will enforce 75-foot.**



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1 Christopher Sandt continued the presentation:

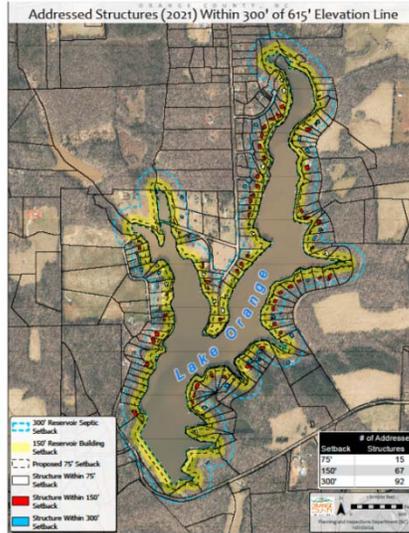
2

3 Slide #14

Proposed UDO Text Amendments

Lake Orange Reservoir Setbacks – Section 6.13

- Almost 70 existing homes already encroach within the 150-foot reservoir setback
- 15 existing homes are already within 75-feet of the shoreline



4

5 Christopher Sandt explained that even with these changes, the 15 homes within 75 feet
6 of the shoreline would likely still need to submit a variance if any improvements are planned.

7

8 Slide #15

Proposed UDO Text Amendments

Lake Orange Reservoir Setbacks – Section 6.13

- 75-foot reservoir setback allows for:
 - Existing homes to become conforming;
 - Homeowners to perform improvements/repairs to existing homes without the need for variance requests; and
 - Ensuring long-term protection water quality of Lake Orange with a 25-foot wider reservoir setback than state minimum.



9

10

1 Slide #16

Proposed UDO Text Amendments

Article 10 – refinement of “Water Feature” definition

- Current definition is misleading and oversteps Orange County's delegated regulatory authority – which is specific to riparian buffers and floodplain
- Elimination of listed examples that fall under the regulatory jurisdiction of state or federal government (e.g., artesian wells, wetlands, etc.)

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Slide #17

Recommendations for Tonight

The Manager recommends the BOCC:

1. Consider the Planning Director's and Planning Board's recommendations,
2. Conduct the Public Hearing and accept public comment,
3. Deliberate on the proposal, and
4. Decide and vote on the Statement of Consistency (Attachment 1) and the proposed UDO Text Amendments (Attachment 2).

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1 Slide #18



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4 A motion was made by Vice-Chair Hamilton, seconded by Commissioner Fowler, to open
5 the public hearing.

6

7 **VOTE: UNANIMOUS**

8

9 **PUBLIC COMMENTS:**

10 Laura Streitfeld asked the board not to approve the amendments, arguing they should wait
11 until after completing the 2050 land use plan. She expressed concern that reducing setbacks and
12 changing impervious calculations could pose public risks and decrease water quality protections
13 around Lake Orange, which experienced flooding during Tropical Storm Helene. She stated the
14 amendments were inconsistent with several 2030 comprehensive plan principles and the 2025
15 strategic plan's environmental protection goals.

16

17 A motion was made by Commissioner McKee, seconded by Commissioner Fowler, to
18 close the public hearing.

19

20 **VOTE: UNANIMOUS**

21

22 A motion was made by Commissioner McKee, seconded by Chair Bedford, to approve the
23 Statement of Approval and Consistency (Attachment 1) and the proposed UDO Text Amendments
24 (Attachment 2).

25

26 **VOTE: UNANIMOUS**

27

28 **6. Regular Agenda**

29 **a. Chapel Hill Transit FY26 Q2 Annual Work Program Amendments for Transit**

30 This item was removed from the agenda at the beginning of the meeting.

31

32 **b. Discussion of Closed Session Timing/Location on Board Meeting Agendas**

33 The Board continued discussion on the timing/location of Closed Sessions on Board meeting
34 agendas.

35

1 **BACKGROUND:** Members of the Board of Commissioners expressed an interest in where
2 Closed Sessions are scheduled on Board meeting agendas. The Board previously discussed this
3 topic at the September 9, 2025 work session.
4

5 Laura Jensen, Clerk to the Board, presented options for holding closed sessions earlier in
6 the evening rather than at the end of meetings. She said the board experimented with a 6:00 pm
7 special meeting for a closed session on October 6th before their regular meeting. She explained
8 that the current Rules of Procedure list closed sessions as item 13 during business meetings.
9 Looking at 2026, 9 of 21 business meetings would have conflicts at 6:00 pm due to other board
10 obligations. For work sessions, 2 of 13 would have conflicts. She proposed giving the board a list
11 of potential early closed session dates at the beginning of the year, with a 48-hour notice required
12 for special meetings. She explained the limitations with special meetings. The 48-hour notice
13 requirement for special meetings means topics arising within that window couldn't be added,
14 limiting flexibility compared to the current item 13 placeholder.

15 Vice-Chair Hamilton said the Board could continue Item 13, and for the dates that it is
16 possible to have early closed sessions, could do so with a special meeting notice.

17 Laura Jensen agreed and added a caveat that there are special circumstances that
18 would require a closed session at the end of a meeting, i.e., the security session. She explained
19 that the December 9th security session must occur in the board room after the meeting, when
20 all other staff have left.

21 Commissioner Carter said she thought it would require an amendment to the rules of
22 procedure to have closed sessions before work sessions.

23 Laura Jensen said this would not require a change to the Rules of Procedure, and that,
24 as long as there is notice, a closed session could be added before the meeting, or the Board
25 could add a closed session to a work session agenda.

26 Commissioner Carter said she thought the because the Rules of Procedure only mention
27 closed sessions during business meetings, that they could not take place during work sessions.

28 John Roberts said items can be added to any agenda for regular meetings on the
29 Board's calendar. However, he explained that a special meeting called for a closed session
30 could only include the topics for which it was called.

31 Chair Bedford said it may be more transparent to change the language of the Rules of
32 Procedure to align with what the Board is deciding.

33 Commissioner Portie-Ascott agreed.

34 John Roberts said language could be added if the Board would like.

35 Commissioner Portie-Ascott said she doesn't like that item 13 would be a placeholder
36 and would prefer the Board stick with having closed sessions earlier in the evening. She asked
37 about options before 6:00 pm or meeting for closed sessions virtually.

38 Vice-Chair Hamilton said she can't meet earlier because of her job. She said the Board
39 can agree to have closed session at 6:00 pm when possible, but item 13 is needed in case the
40 closed session takes too much time before the meeting or in case something comes up that
41 requires a closed session within the 48-hour window.

42 Commissioner Fowler said she is fine with the flexibility of having closed sessions at
43 6:00 pm but would appreciate a reminder.

44 Commissioner McKee agreed he would need reminders. He said some counties meet
45 earlier in the day, but he does not support that because it limits who can serve on the Board.

46 Commissioner Portie-Ascott asked if the Board could meet virtually.

47 John Roberts said the North Carolina General Statutes acknowledge that electronic
48 meetings can occur, but that is unsettled law at this time outside of a state-declared emergency.
49 If the Board decided to do that ever, he would recommend it be done for a work session where

1 no final decisions are made. He said decisions are often made in closed sessions, so he would
2 not recommend virtual meetings for most of those.

3 Commissioner Carter asked if the Board could discuss this again after testing earlier
4 meeting times for closed sessions. She said she likes the idea of having meetings at other times
5 of the day.

6 Commissioner Greene said meeting earlier than 6:00 pm is not possible for her.

7 Chair Bedford said the vast majority of people would also get excluded from attending
8 meetings if they were held during the day.

9 After additional discussion about the Rules of Procedure and whether changes were
10 needed, the Board reached consensus to:

- 11 • Keep closed sessions as item 13 for flexibility
- 12 • Have Laura Jensen provide a calendar of dates when 6:00 pm closed sessions would
13 work
- 14 • Hold closed sessions at 6:00 pm when no commissioners have conflicting obligations
- 15 • Not formally change the Rules of Procedure, but establish this as a preference
- 16 • Ensure adequate reminders when 6:00 pm sessions are scheduled

17

18 **7. Reports**

19 None.

20

21 **8. Consent Agenda**

22

- 23 • Removal of Any Items from Consent Agenda
- 24 • Approval of Remaining Consent Agenda
- 25 • Discussion and Approval of the Items Removed from the Consent Agenda

26

27 A motion was made by Commissioner McKee, seconded by Commissioner Fowler, to
28 approve the consent agenda.

29

30 **VOTE: UNANIMOUS**

31

32 **a. Minutes for October 21, 2025 Business Meeting**

33 The Board approved the draft minutes for the October 21, 2025 Business Meeting.

34 **b. Boards and Commissions – Appointments**

35 The Board approved the Boards and Commissions appointments as reviewed and discussed
36 during the November 11, 2025 Work Session.

37 **c. Abolition Day Proclamation**

38 The Board approved a proclamation recognizing December 6, 2025 as Abolition Day in Orange
39 County.

40 **d. Fiscal Year 2025-26 Budget Amendment #4**

41 The Board approved budget, grant, and capital project ordinance amendments for Fiscal Year
42 2025-26.

43 **e. North Carolina Governor’s Highway Safety Program - Orange County Sheriff’s Office** 44 **Police Traffic Services and Approval of Budget Amendment #4-A**

45 The Board:

- 46 1) adopted a Resolution recognizing federal funding for police traffic services to the Sheriff’s
47 Office;
- 48 2) authorized the Chair to sign the Resolution; and
- 49 3) authorized Budget Amendment #4-A.

1 **f. White Cross Fire Truck Financing and Authorization for the Chair to Execute Required**
 2 **Documents**

3 The Board:

- 4 1) approved a County verification letter confirming that the White Cross Volunteer Fire
 5 Department (WCVFD) is a qualified volunteer fire department assigned to protect the
 6 White Cross Fire Service District and that an ad valorem fire tax is levied within the district;
 7 and
 8 2) authorized the Board Chair to execute the verification letter and any related, non-
 9 substantive documents required by the lender to complete the financing for a new fire
 10 truck for WCVFD.

11 **g. Award of Bid for Installation/Replacement of Booths at Solid Waste & Recycling**
 12 **Centers and Approval of Budget Amendment #4-B**

13 The Board awarded a bid to Central Builders, Inc. of Mebane for the installation/replacement of
 14 eight (8) booths at three (3) of the Waste and Recycling Centers to protect staff from extreme cold
 15 and hot weather as the existing structures are inadequate for this purpose, and approved Budget
 16 Amendment #4-B.

17 **h. Purchase of Equipment for Solid Waste Management**

18 The Board awarded and authorized the Orange County Solid Waste Department to purchase four
 19 (4) pieces of equipment.

20 **i. Purchase of Vehicles for Multiple Departments**

21 The Board approved and authorized Orange County Fleet Services Department to purchase ten
 22 (10) vehicles.

23 **j. Amendment to Professional Services Contract with Clarion Associates to Develop a**
 24 **Comprehensive Land Use Plan**

25 The Board approved a contract amendment between Orange County and Clarion Associates,
 26 LLC, adding additional note-taking services to the contract for the development of a
 27 Comprehensive Land Use Plan.

28 **k. Approval of a Contract Amendment with Tyler Technologies for the ExecuTime**
 29 **Timekeeping System**

30 The Board approved and authorized the Manager to sign a contract amendment with Tyler
 31 Technologies, Inc. to migrate the County's Enterprise Timekeeping system to Tyler Technologies
 32 ExecuTime.

33 **l. Approval of Enterprise Agreement for Microsoft Office 365 Subscription Licenses**

34 The Board:

- 35 1) approved and authorized the Manager to sign a contract for the purchase of Microsoft
 36 Office 365 subscription licenses from Software House International Corp.; and
 37 2) approved and authorized the Manager to sign the associated Microsoft Volume Licensing
 38 Enrollment Agreement.

39 **m. Approval of Master Plan Amendment – Blackwood Farm Park**

40 The Board approved an amendment to the adopted Master Plan for Blackwood Farm Park to
 41 reflect planned updates as part of Phase 2-B of the park.

42 **n. Approval of a Contract with O'Brien Atkins for Design and Engineering Services for the**
 43 **Renovation of the Link Center and the Sheriff's Office Evidence Storage Facility**

44 The Board:

- 45 1) reviewed and approved the proposal and contract with O'Brien Atkins for design and
 46 engineering services for the renovation of the Link Center and a Sheriff's Office Evidence
 47 Storage Facility; and
 48 2) authorized the County Manager to execute the Agreement, subject to final review by the
 49 County Attorney, and any subsequent amendments for contingent and unforeseen
 50 requirements up to the approved budget amount on behalf of the Board.

51

1 **o. Orange County FY26 Q2 Annual Work Program Amendments for Transit**

2 The Board approved the Orange County FY26 Quarter 2 (Q2) amendments to the Annual Work
3 Program (AWP) for transit.

4
5 **9. County Manager’s Report**

6 Travis Myren reminded the Board of the retreat on Friday at 1:00 pm at the Whitted Human
7 Services Building.

8
9 **10. County Attorney’s Report**

10 John Roberts had no report for the Board.

11
12 **11. *Appointments**

13 None.

14
15 **12. Information Items**

- 16 • Memorandum – Financial Report - First Quarter FY 2025-26 and FY 2024-25 Unaudited
- 17 Results
- 18 • Memorandum – Appeals and Neighborhood Reviews Update Reports

19
20 **13. Closed Session**

21 A motion was made by Vice-Chair Hamilton, seconded by Commissioner Fowler, to enter
22 into closed session to “consult with an attorney employed or retained by the public body in order
23 to preserve the attorney-client privilege between the attorney and the public body,” pursuant to
24 NCGS 143-318(a)(3).

25
26 **VOTE: UNANIMOUS**

27
28 **RECONVENE INTO REGULAR SESSION**

29 A motion was made by Chair Bedford, seconded by Commissioner Fowler, to reconvene
30 into regular session at 10:09 p.m.

31
32 **VOTE: UNANIMOUS**

33
34 **Adjournment**

35
36 A motion was made by Commissioner Fowler, seconded by Commissioner Carter, to
37 adjourn the meeting at 10:10 p.m.

38
39 **VOTE: UNANIMOUS**

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Jamezetta Bedford, Chair

Recorded by Tara May, Deputy Clerk to the Board

Submitted for approval by Laura Jensen, Clerk to the Board

1 DRAFT

2 **MINUTES**
3 **ORANGE COUNTY**
4 **BOARD OF COMMISSIONERS**
5 **RETREAT**
6 **November 21, 2025**
7 **1:00 p.m.**

8 The Orange County Board of Commissioners met for a retreat on Friday, November 21, 2025 at
9 1:00 p.m. at Whitted Human Services Center in Hillsborough, NC.

10
11 **COUNTY COMMISSIONERS PRESENT:** Chair Jamezetta Bedford, Vice-Chair Jean Hamilton,
12 and Commissioners Marilyn Carter, Amy Fowler, Sally Greene, Earl McKee, and Phyllis Portie-
13 Ascott

14 **COUNTY COMMISSIONERS ABSENT:** None.

15 **COUNTY ATTORNEYS PRESENT:** James Bryan, Staff Attorney

16 **COUNTY STAFF PRESENT:** County Manager Travis Myren, Deputy County Manager Caitlin
17 Fenhagen, and Clerk to the Board Laura Jensen. (All other staff members will be identified
18 appropriately below)

19
20 Chair Bedford called the meeting to order at 1:00 p.m. All commissioners were present,
21 except for Commissioners McKee and Fowler.

22
23 Chair Bedford welcomed everyone to the meeting.

24
25 *Commissioner Fowler arrived at 1:01 p.m.*

26
27 Cy Stober, Planning and Inspections Director said the session was the final educational
28 meeting on the 2050 land use plan, following inquiries by the commissioners after presenting a
29 draft earlier this year. He said the main focus during the retreat will be conservation subdivisions,
30 integrating all prior educational topics. He said the key questions are

- 31 1. Where and when are these appropriate in the county?
32 2. Where would they be most useful?
33 3. How can they be best constructed based upon the information that you've received so
34 far?

35 He said the challenges involve issues like net density and yield lot plans, aligning with zoning,
36 strategic, and draft land use plan values. He said conservation subdivisions were proposed widely
37 in the future land use map but not universally. He said the land use plan serves as guidance,
38 unlike the county's development ordinance. Amendments to the UDO could enable these across
39 the county or in identified priority areas. He introduced Randall Arendt, noted for his role in
40 conservation subdivision discourse and authoring "Rural by Design."

41
42 **Orange County Land Use Plan 2050 – Board Request for Additional Information**

43 **1. Conservation Subdivisions**

44 Randall Arendt made the following presentation:
45
46

1 Slide #1

Conservation Subdivision Design:

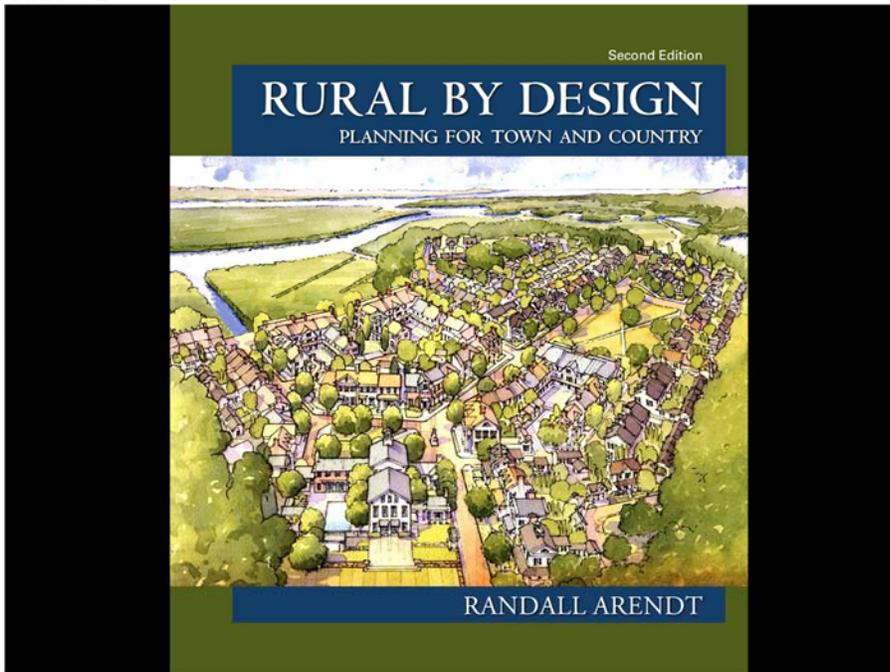
*An excellent way to preserve rural resources
in the Rural Area and in the Rural Buffer*

Copyright 2025 by Randall Arendt



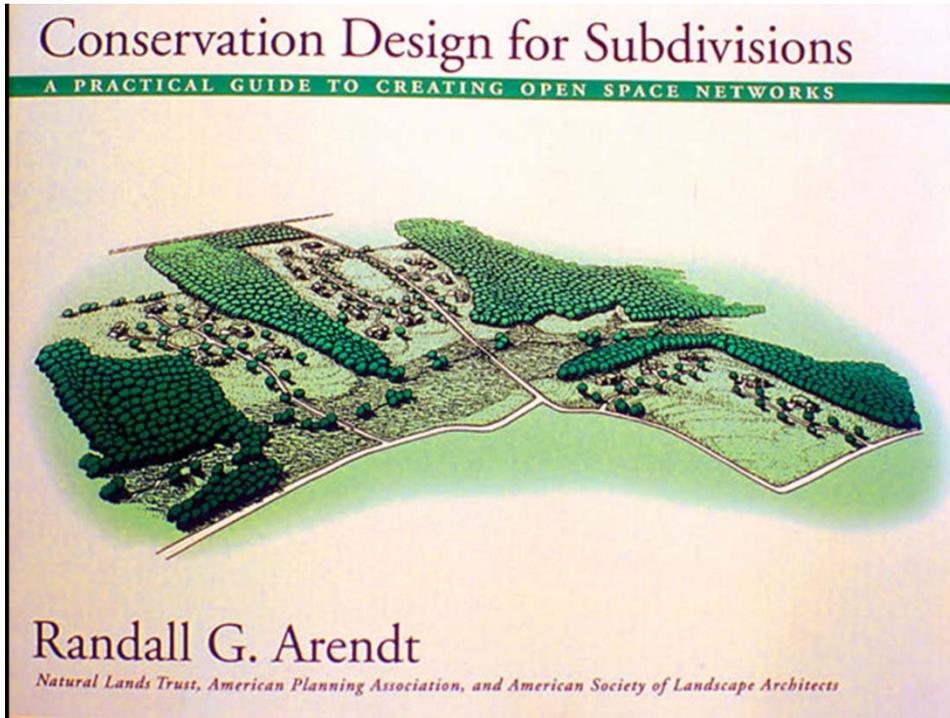
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Slide #2



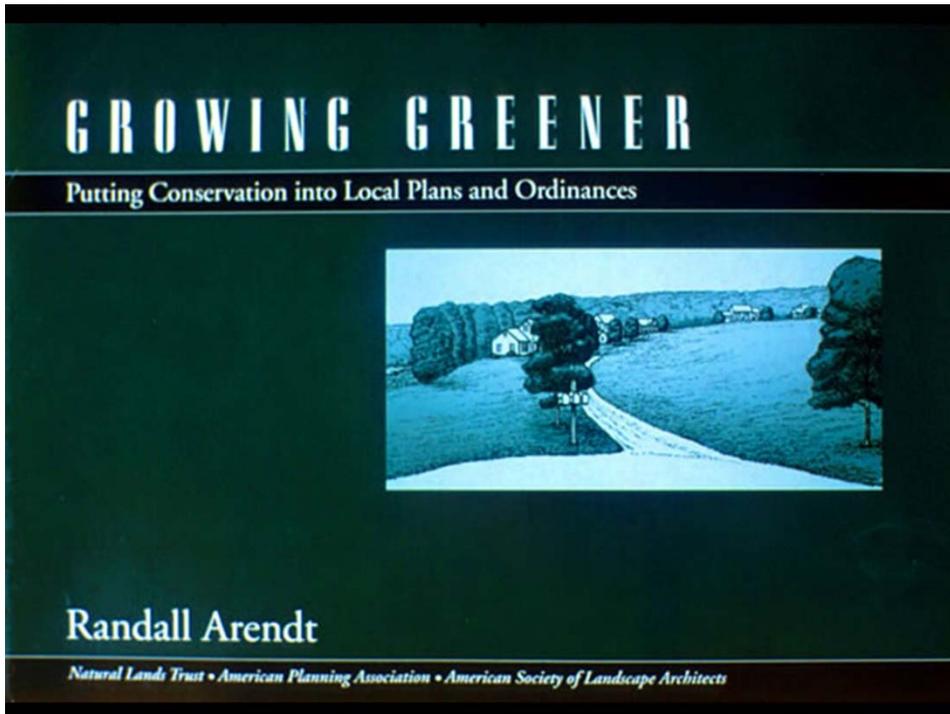
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1 Slide #3



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Slide #4

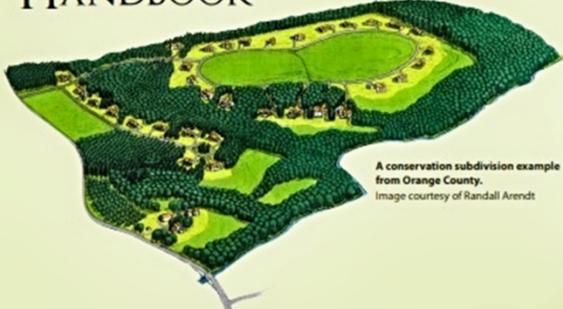


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1 Slide #5

NC STATE UNIVERSITY

CONSERVATION SUBDIVISION HANDBOOK



A conservation subdivision example from Orange County.
Image courtesy of Randall Arendt

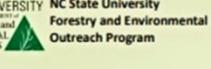
A GUIDE FOR NORTH CAROLINA COMMUNITIES
IN THE USE OF CONSERVATION DESIGN
FOR LAND USE PLANNING



The North Carolina
Urban and Community
Forestry Program



NC STATE UNIVERSITY
FORESTRY and
ENVIRONMENTAL
RESOURCES



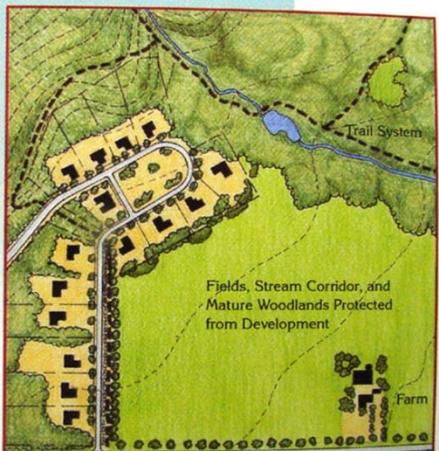
NC State University
Forestry and Environmental
Outreach Program



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Slide #6

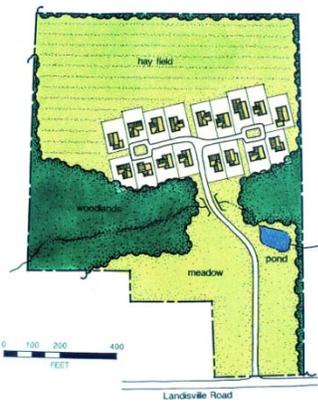
Smaller lots in Conservation Subdivisions
Do NOT mean higher density, because
CSD is “Density-Neutral” :
The same lot count, but with significant open space.

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1 Slide #7

With CSD, there is little correlation between lot size and lot price. The smaller lots can either be pricey or not. Below are small lots with starter houses -- and the next slide shows them with expensive homes.



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Slide #8

Expensive homes like these are on very small lots in the Westwood Commons CSD north of Detroit.



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1 Slide #9

An opposing abutter was very concerned about proposed small-lot houses next-door devaluing his larger-lot home. But after he saw them built, he decided to join the small-lot neighborhood with a new driveway from his back yard to the new cul-de-sac with the pricey homes -- *thereby improving his own property values.*



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Slide #10

The attractive upland open space in a CSD compensates for the smaller lot sizes, as they do in a golf course development.



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1 Slide #11

This is why CSDs are sometimes described
as “golf course developments
without the golf course” –

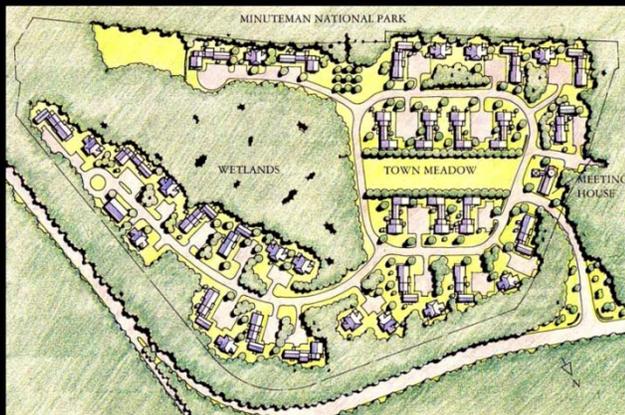
with neighborhood greens instead of
putting greens,
and greenways instead of fairways.

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Slide #12

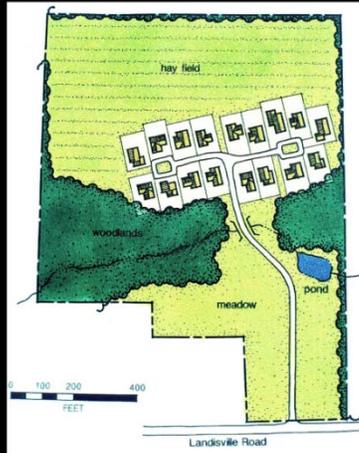
In fact, CSD can provide a variety of
housing types and price-points.

*At Battle Road Farm in Lincoln, MA
120 homes (40% of which are affordable) are located
on 24 acres at 5 du/ac, and with 59% open space.*

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1 Slide #13

Conservation Subdivision Design
Typically Protects 50-65% of the land,
Much more than either Clustering
or “Flexible Development”



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Slide #14

*The shortcomings of Flexible Developments
were my primary motivation in creating
the superior CSD approach 30 years ago.*



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1 Slide #15

CSDs protect at least 50% of the unconstrained land,
PLUS
 all of the wetlands, floodplains, and steep slopes.

In contrast,
 Flexible Developments are allowed to include ALL
 of these unbuildable land types
 plus “wet pond” stormwater basins
in meeting their minimum open space requirements.

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Slide #16

These are “Yield Plans”, a critically important step
 showing how many lots could *realistically* be located
 on the parcel,
 given its constraints –
and not based on total acreage.

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1 Slide #17

To better protect more of the developable land
(such as farmland)
in the rural areas, and in the Rural Buffer,

the County might consider upgrading

Flexible Developments with the better CSD standards,
OR
Replacing the Flexible Development provisions with

those for Conservation Subdivision Design.

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Slide #18

A big drawback to Flexible Development is that –
in allowing developers to count unbuildable land as
part of their required minimum open space –

they can satisfy much of that requirement with
wetlands, steep slopes and floodplains –

thereby allowing them to locate houselots on
farmland and other resources needing protection.

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1 Slide #19

IMPO, the Rural Buffer zoning is still too rigid
– even with “Flexible Development” -- and
does not allow the greater flexibility of CSD,
which would enable new developments
at the desired overall two-acre density
to conserve much more land, with smaller lots.

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Slide #20

CSDs can help achieve
a number of important goals, including

Environmental Resource Protection

Climate Resilience

Farmland Conservation

Housing Attainability

More and Better Wastewater Options

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1 Slide #21

**Wastewater treatment can be provided
in a variety of different ways with
Conservation Subdivision Design:**

On-lot individual septic drainfields

Off-lot individual septic drainfields

Off-lot shared drainfields

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Randall Arendt said he preferred shared drain fields for 3-5 homes. He said that way if something goes wrong, it will not affect the entire community, as it did for Piney Mountain.

Slide #22

**CSD enables lots to avoid borderline-soils
and for on-lot drainfields to be located entirely
on soils that are
better-drained and more suitable.**

Thirteen two-and-one-half acre lots
Six on marginal soil

Thirteen one-acre lots
All on better soil

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1 Slide #23

The CSD approach is well-suited to
Individual Off-Lot Septics

serving smaller lots that enable
substantial open space to be preserved.

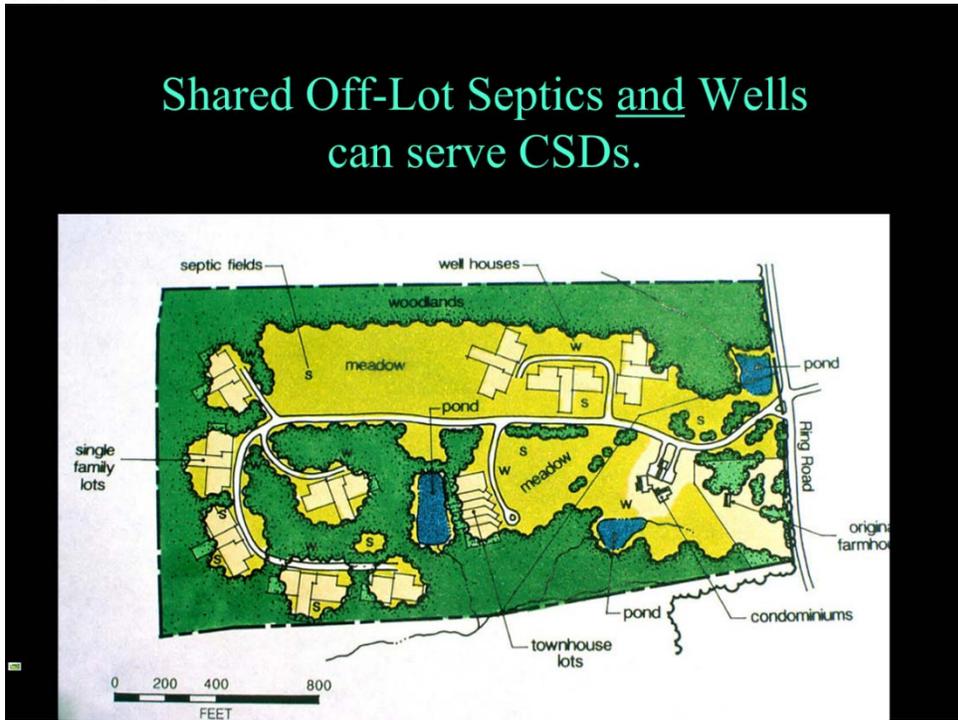
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Slide #24

If off-lot septic drainfields need to be located
on the better farmland soil,
the house lots could be located
on other nearby soils,
thereby minimizing farmland loss.

5
6 Randall Arendt said that septic tanks are pumped triannually in a conservation subdivision.
7 Vice-Chair Hamilton asked if farms could still use land where drain fields are located.
8 Randall Arendt said no, but the drainfield only covers about 2,000 square feet. He said a
9 drainfield should be fenced off to prevent tractors and livestock entering.
10

1 Slide #25



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Slide #26

Acres Saved with CSD

Towns and Townships

Westborough, MA 448 acres
 Westford, MA 650 acres
 Hamburg Twp, MI 750 acres
 Hopkinton, MA 875 acres

Counties

Cherokee County, GA 1,374 acres
 Waukesha County, WI 1,670 acres
 Hanover County, VA 5,550 acres
 Calvert County, MD 7,765 acres
 San Luis Obispo County, CA 9,000 acres

Nationwide Estimate: 100,000 to 180,000 acres

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1 Slide #27

CSDs have been created in many states in different regions of the country, including the Northeast, the MidAtlantic, the South, the Midwest, the Rockies, the West Coast, and across Canada.

Such as Maine, Massachusetts, CT, PA, MD, VA, KY, NC, GA, FL, TX, OH, IL, WI, MN, CO, CA, and Washington State.

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Slide #28

Ownership of CSD Open Space

Homeowner Associations

Land Trusts

Counties or Municipalities

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1 Slide #29

**Permanent Protection
of the Open Space**

Through Conservation Easements
held by

Land Trusts
Counties or Municipalities
State or Federal Agencies

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Slide #30

**Management
of the Protected Open Space**

Performed by the Open Space Owner
According to a Management Plan
Approved by the County or Municipality

Detailing what needs to be done,
how frequently, and by whom

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1 Slide #31

Conservation Lands in CSDs
have been used
in many different ways:

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Slide #32



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1 Slide #33



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Slide #34



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Slide #36



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Slide #38



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1 Slide #39



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Slide #40



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1 Slide #41



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Slide #42



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Slide #44



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Slide #46



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Slide #50



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Slide #52



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1 Slide #53



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Slide #54

CSDs can also protect viewsheds
along rural roads
and Scenic Byways

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1 Slide #55



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Slide #56



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1 Slide #57



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Slide #58



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1 Slide #59



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Slide #60



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Randall Arendt said that the area in slide #60 was likely the septic drainfield.

1 Slide #61

Site Visits:
An Essential First Step
with Applicants (and abutters)
To Discover and Evaluate
Special Site Features

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Slide #62

Site visits are essential because
reviewing a paper plan
without walking the property
is like hiring a person
on the basis of a resume only,
and
with no in-person interview.

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1 Slide #63

These site visits are
informal outdoor Work Sessions
conducted by PB members
(and sometimes by BOCC members too),
advertised in the usual manner,
at which no decisions are made.

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Slide #64



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1 Slide #65



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Slide #66

It's extremely difficult for officials
to really understand a property
simply by looking at a two-dimensional
abstraction, like a paper map.

Everyone benefits when they see the land
three-dimensionally, in person.

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1 Slide #67



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Slide #68



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1 Slide #69

I prefer to create Sketch Plans collaboratively, immediately following a site visit – when impressions and ideas are fresh in everyone’s minds.

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Slide #70



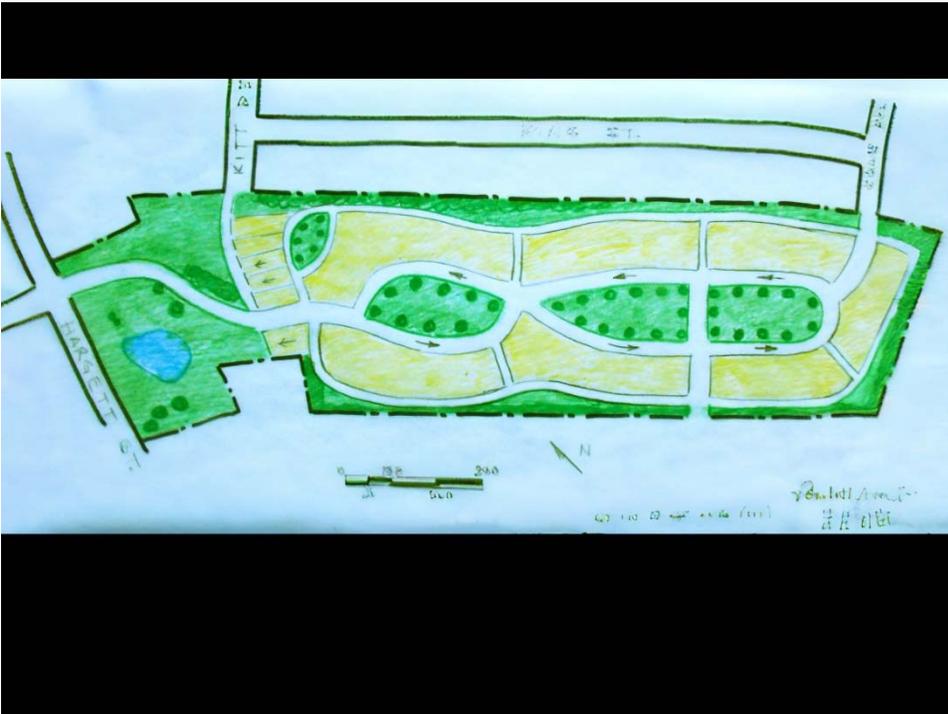
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1 Slide #71



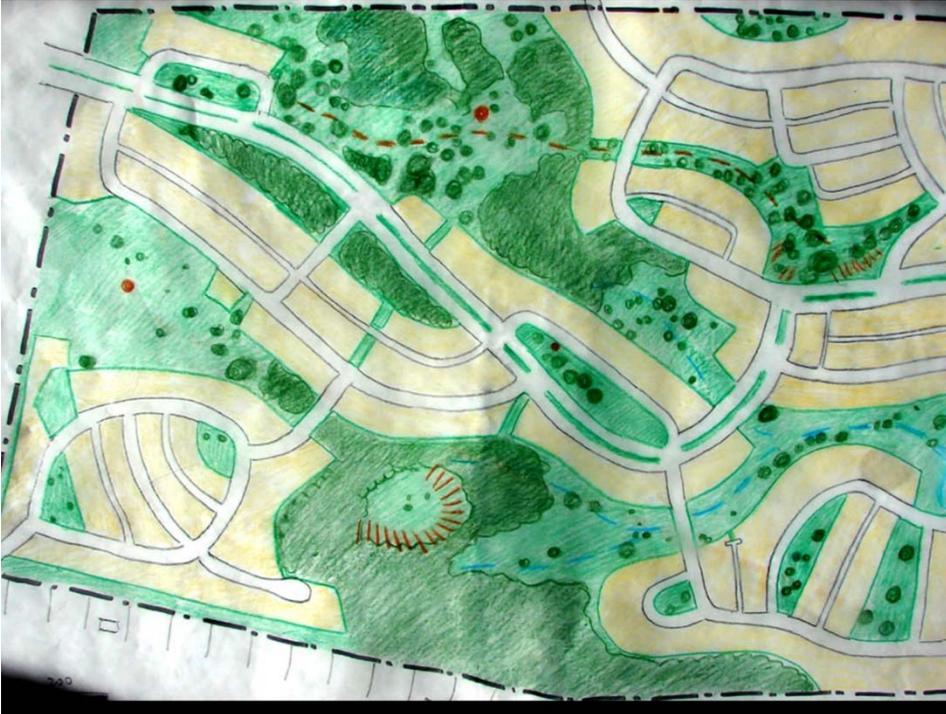
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Slide #72



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1 Slide #73

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Slide #74

I recommend that codes require that
Sketch Plans be created
by Landscape Architects or by
physical planners, and not by engineers,
whose training is mostly in streets and
stormwater.

**Let designers do the designing, and
engineers do the engineering.**

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1 Slide #75

I've had excellent experiences involving abutters upfront during informal site visits –
where they can ask questions and sometimes provide useful information.

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Slide #76

This kind of public input can be very helpful at the critical Sketch Plan stage –
before the expensive “Preliminary Plan” is engineered.

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1 Slide #77

The following resource examples
can be seen on site walks
and can be protected during the
Sketch Plan design process.

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Slide #78



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1 Slide #79



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Slide #80



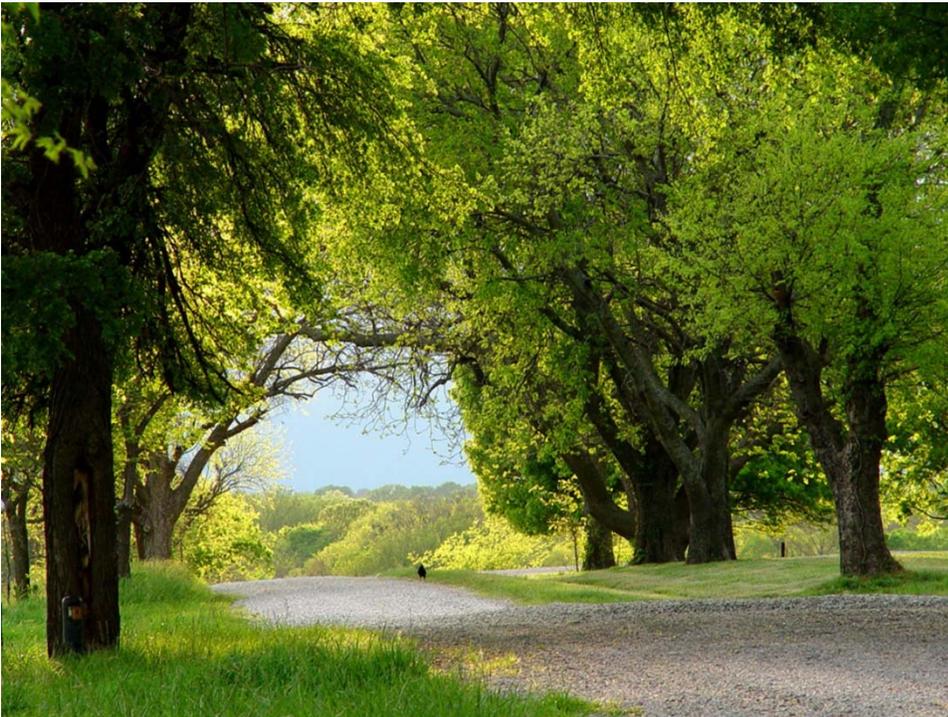
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1 Slide #81



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Slide #82



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1 Slide #83



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Slide #84



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1 Slide #85



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Slide #86



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1 Slide #87



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Slide #88



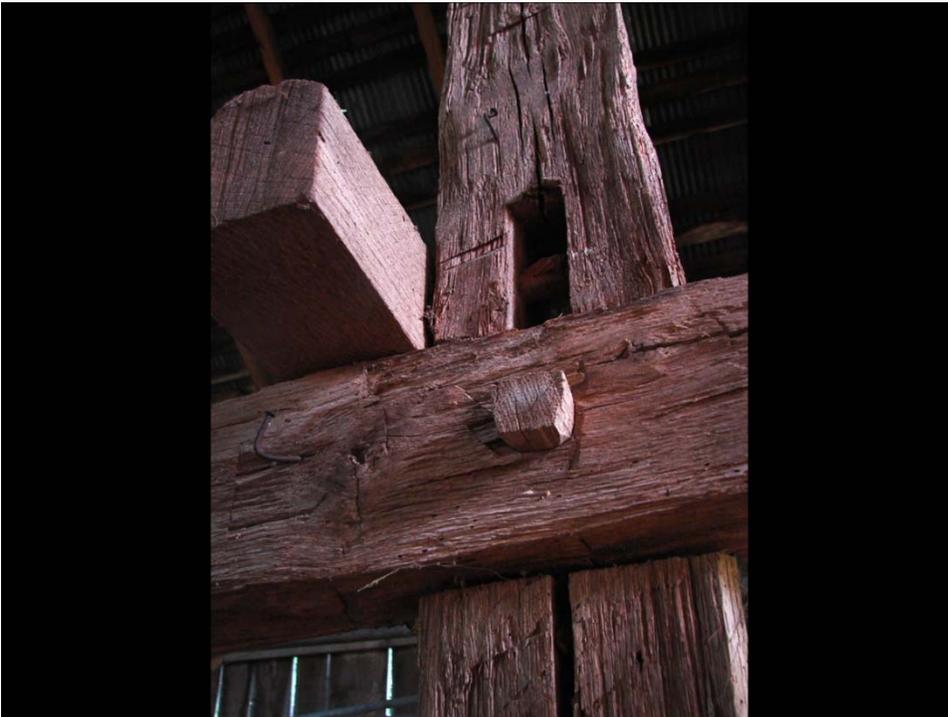
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1 Slide #90



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Slide #90



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1 Slide #87



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Slide #92

The Four-Step Design Process:

- 1 Identify Potential Conservation Areas
- 2 Locate House Sites
- 3 Connect Homes with Streets
- 4 Draw in the Lot -Lines

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1 Slide #93

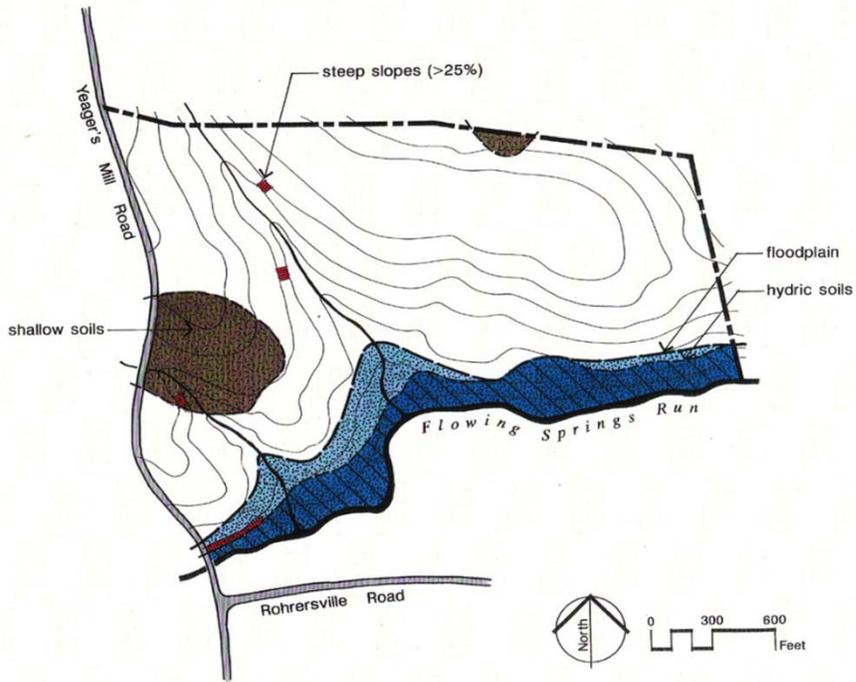


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1 Slide #95



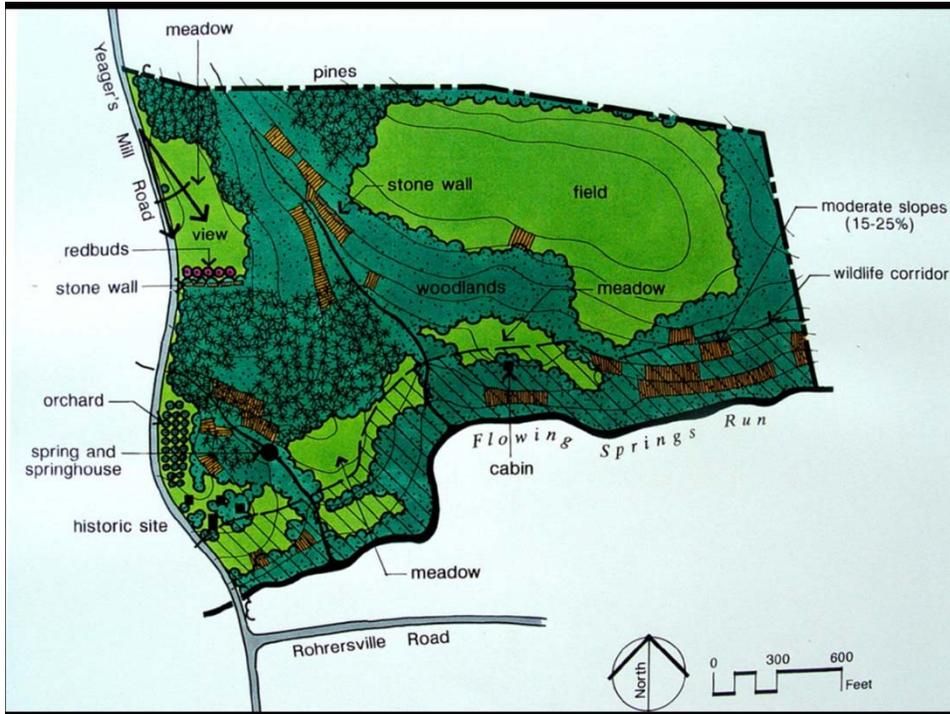
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Slide #96



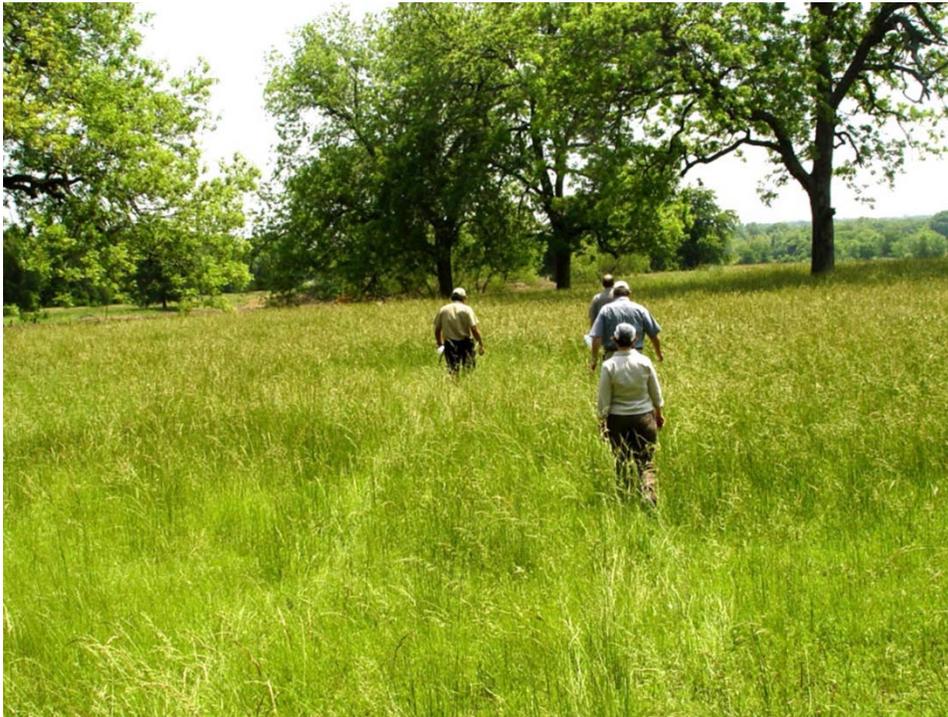
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1 Slide #97



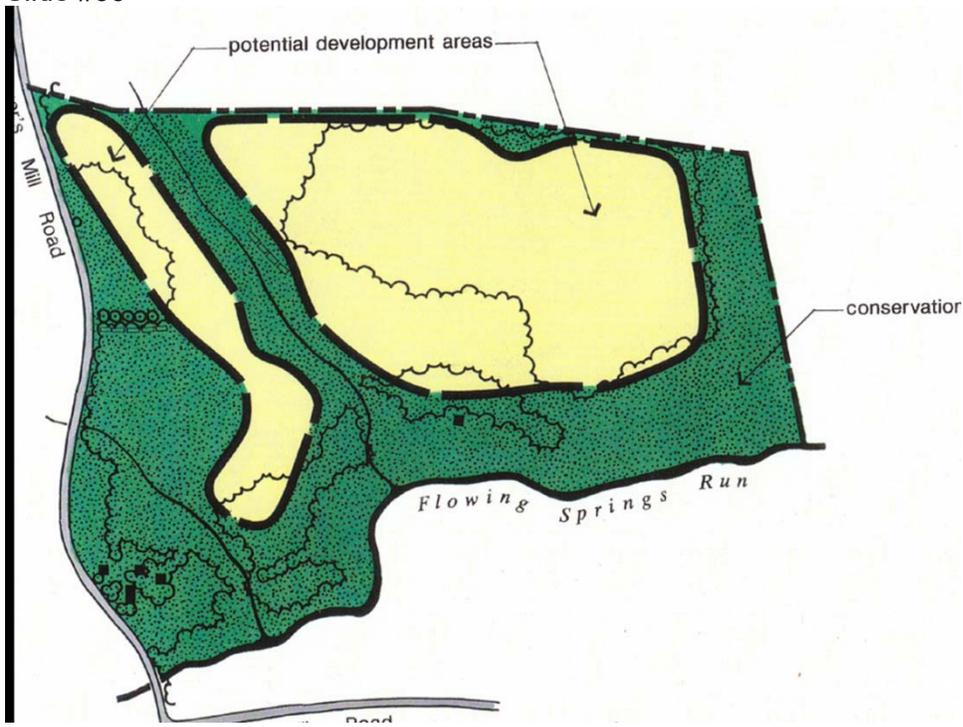
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Slide #98



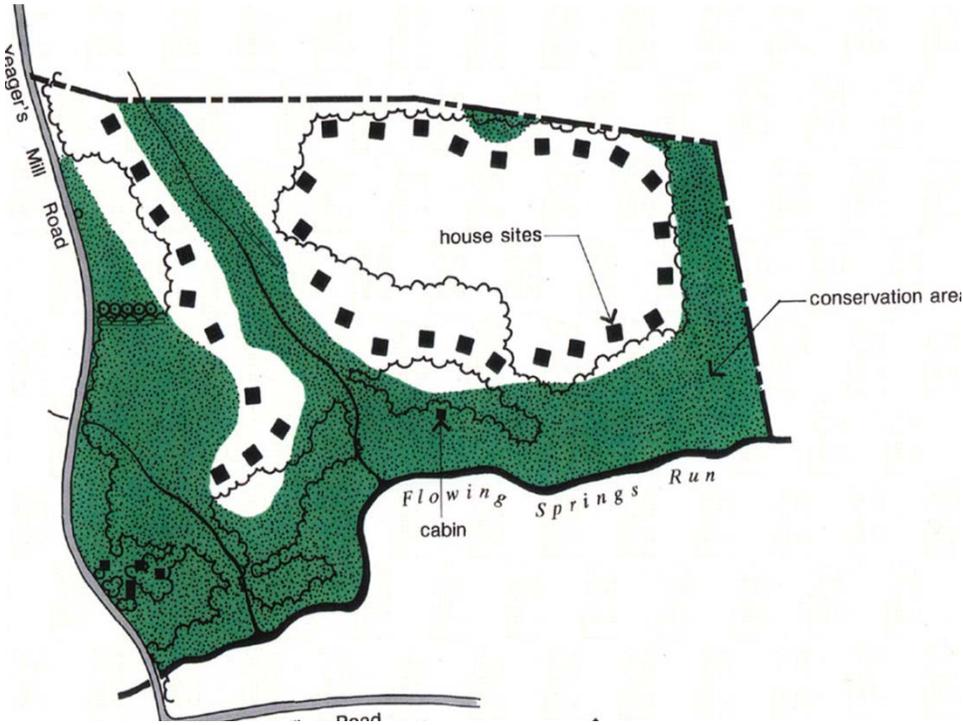
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1 Slide #99



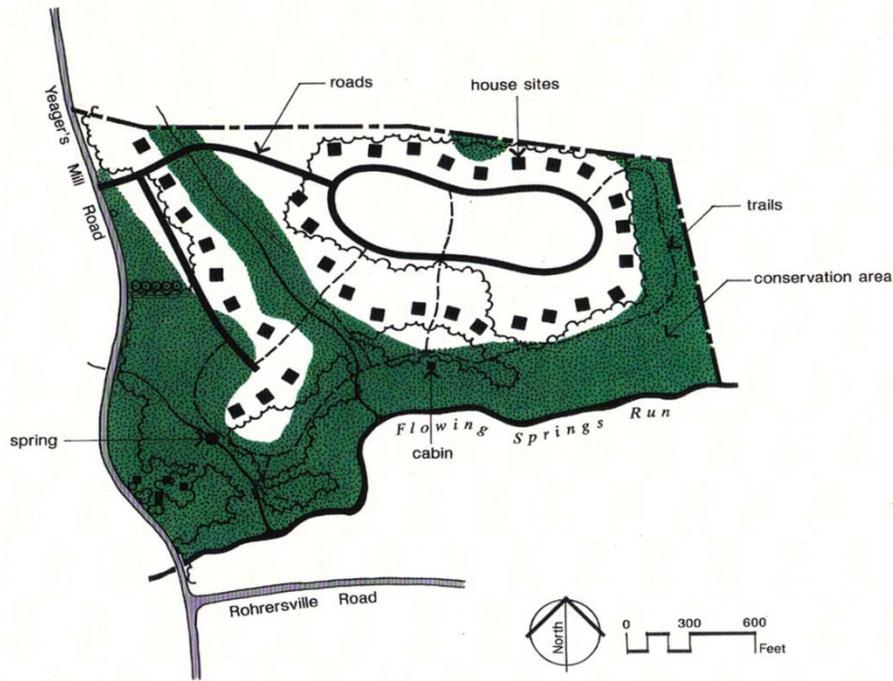
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Slide #100



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1 Slide #101



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1 Slide #103



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4 Slide #104



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1 Slide #105

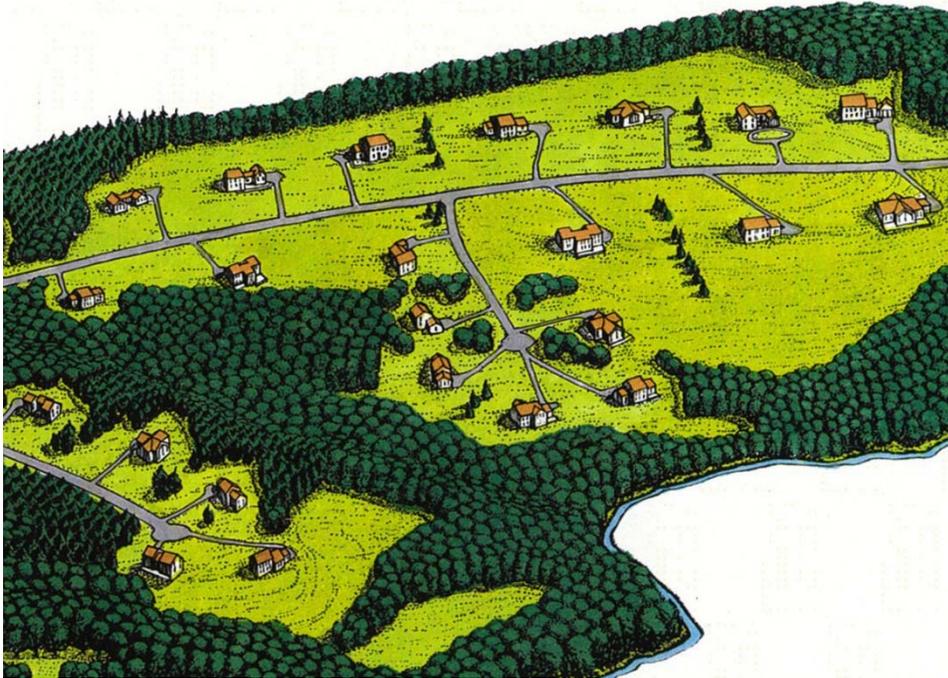


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Slide #108



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1 Slide #109



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4 Slide #110



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1 Slide #111

A quick example drawn by
a municipal planner in
New England to show an
applicant the simplicity of the
CSD process:

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4 Slide #112



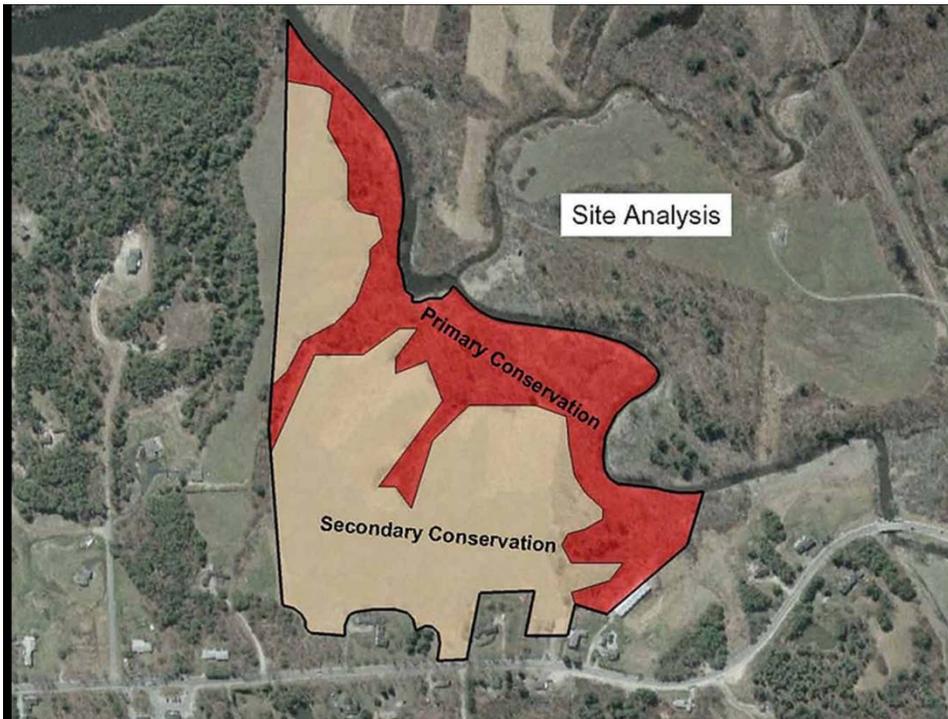
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1 Slide #113



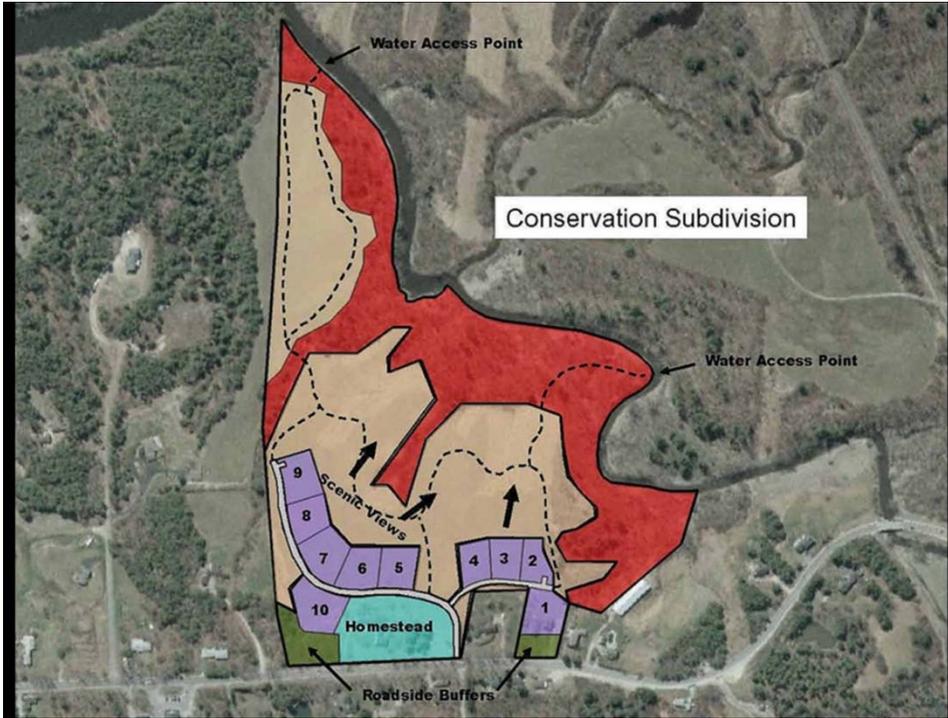
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Slide #114



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1 Slide #115



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Slide #116



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1 Slide #117

Compare Two Sketch Plans
(prepared by a LA or Planner)

BEFORE

“Preliminary” Plan is Submitted

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4 Slide #118



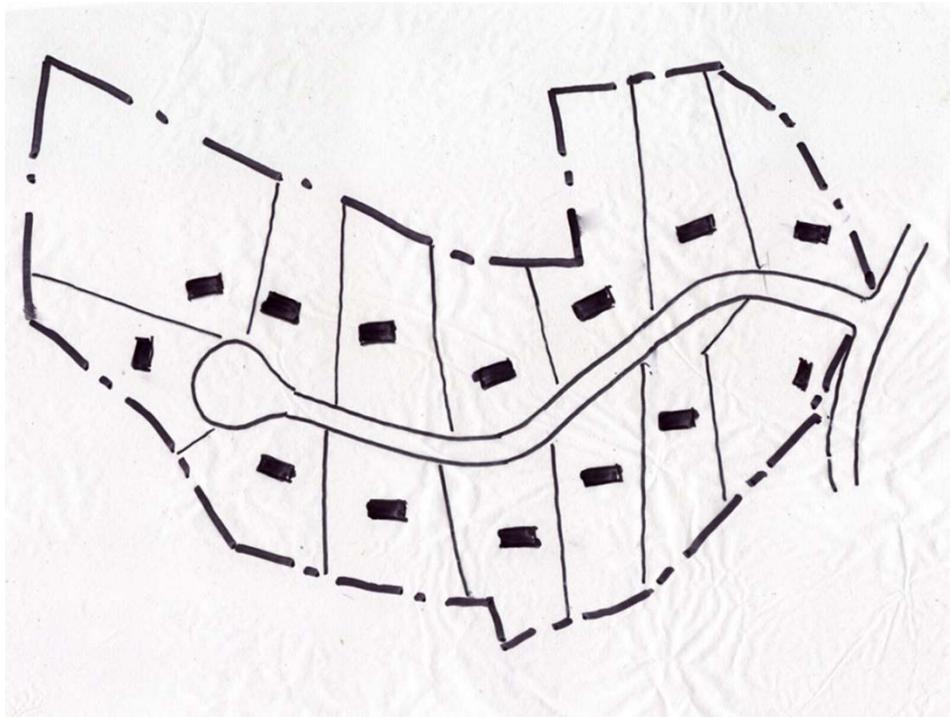
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1 Slide #119



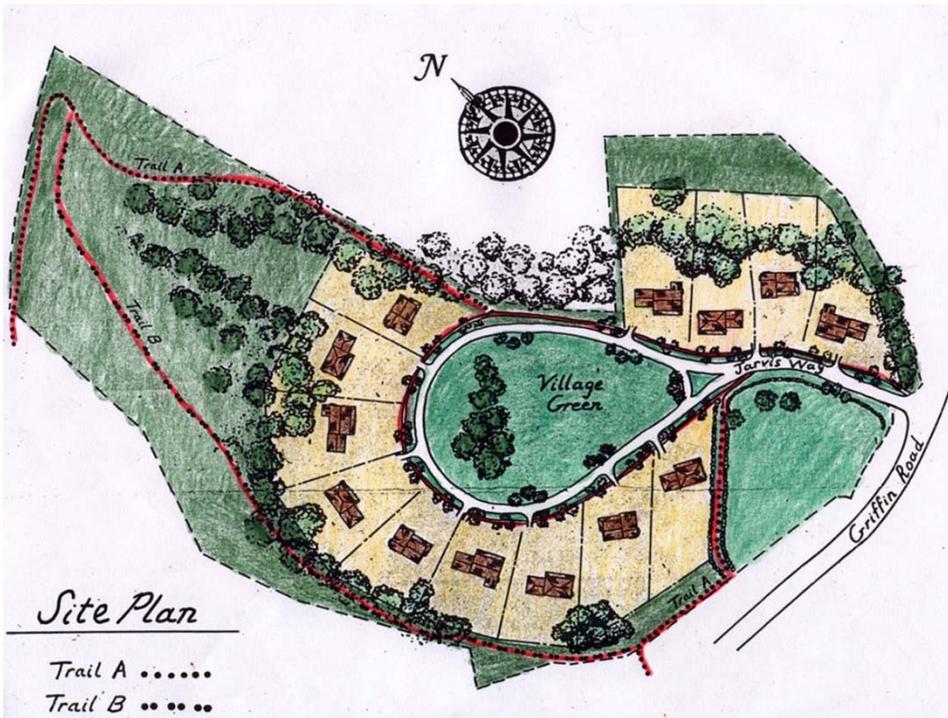
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Slide #120



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1 Slide #121



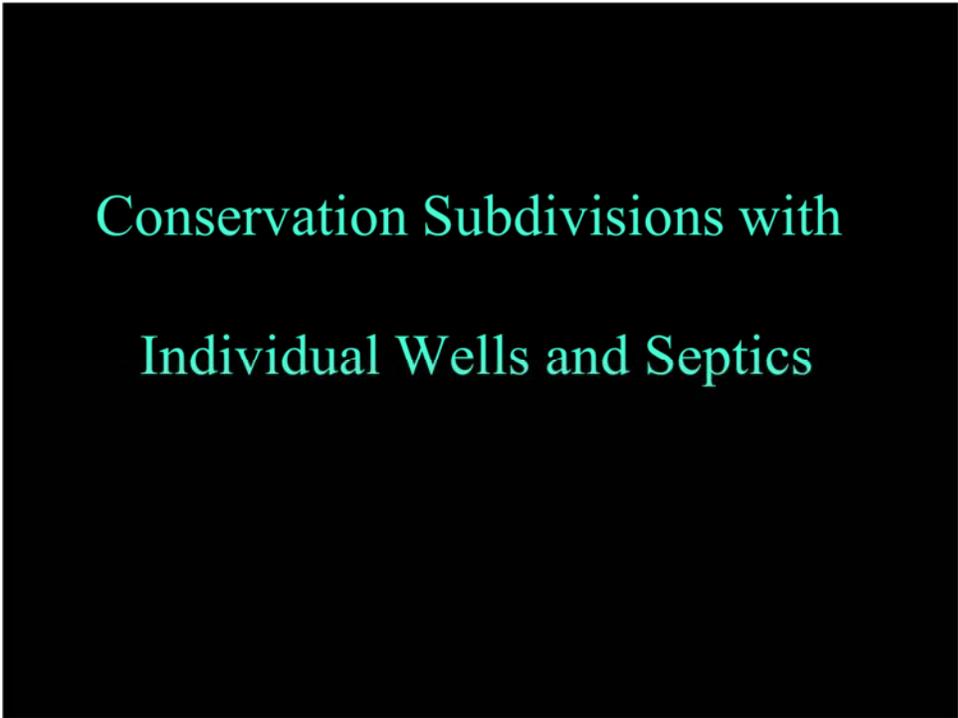
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Slide #122

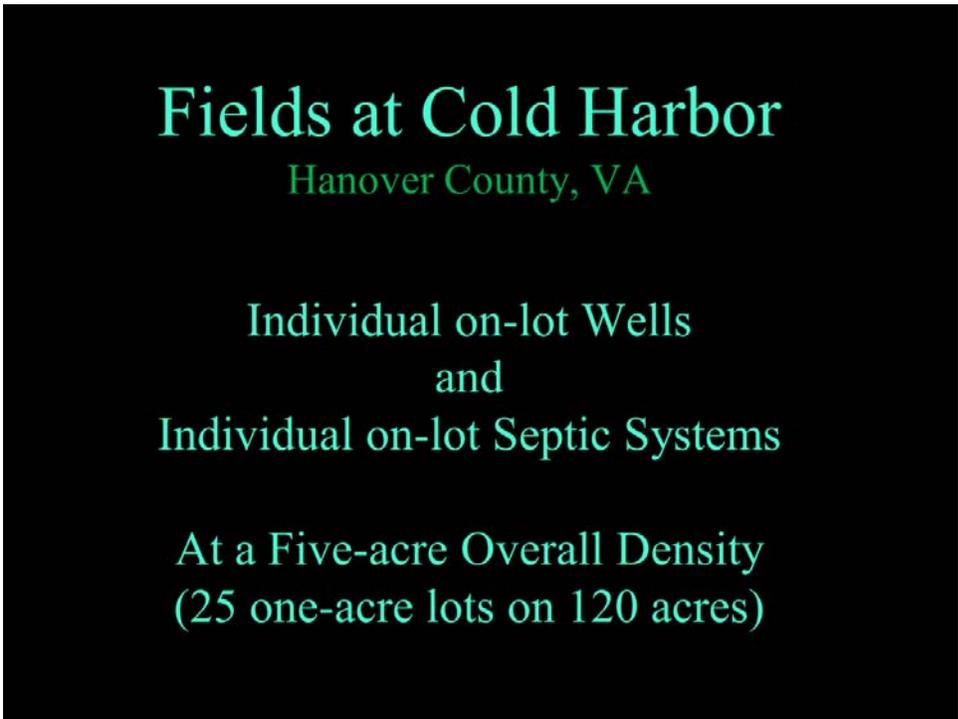
Rural CSD Examples
illustrating more and better options
for
Water Supply and Sewage Disposal

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1 Slide #123



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1 Slide #125



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Slide #126



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1 Slide #127



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Slide #128



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1 Slide #129

Conservation Subdivisions
with
Shared Wells and Shared Septics

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4 Slide #130

Indian Walk
Buckingham Twp., PA
Individual on-lot Wells
and
Shared Central Septic Drainfield
50 acres with ten lots (20,000 to 30,000 SF)
About 90% open space

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1 Slide #131



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Slide #132



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1 Slide #133



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Slide #134



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1 Slide #135

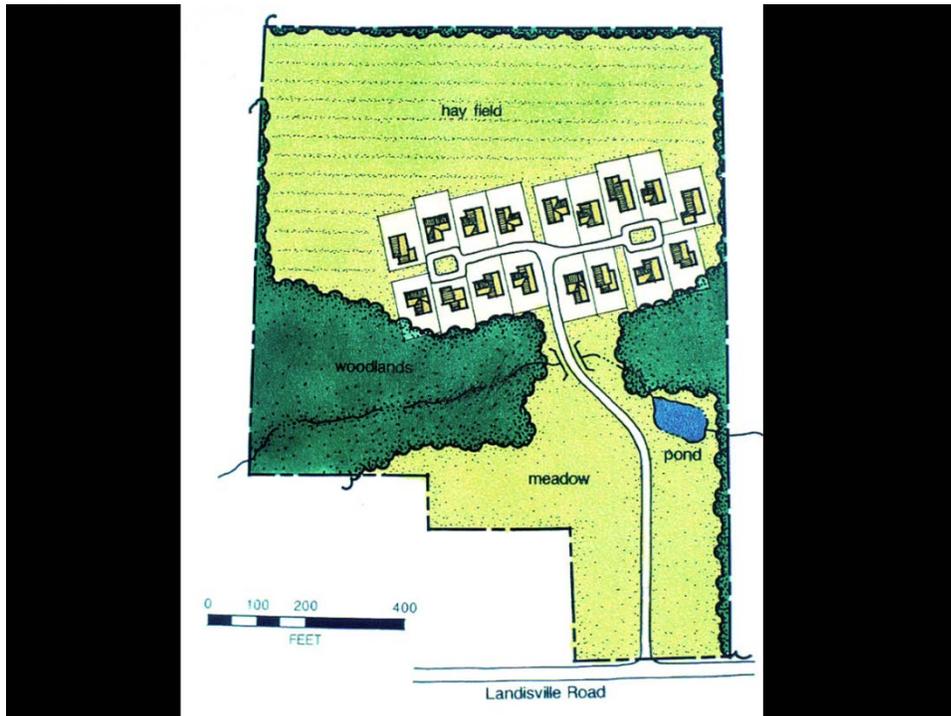
Canterbury
Buckingham, Twp., PA

16 small Starter Homes
with ¼-acre lots on 17 acres

And about 75 % open space
Shared Well
and
Community Septic Drainfield

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Slide #136



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1 Slide #137



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Slide #138



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Slide #140



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Slide #142



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Slide #146



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Slide #148



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1 Slide #149



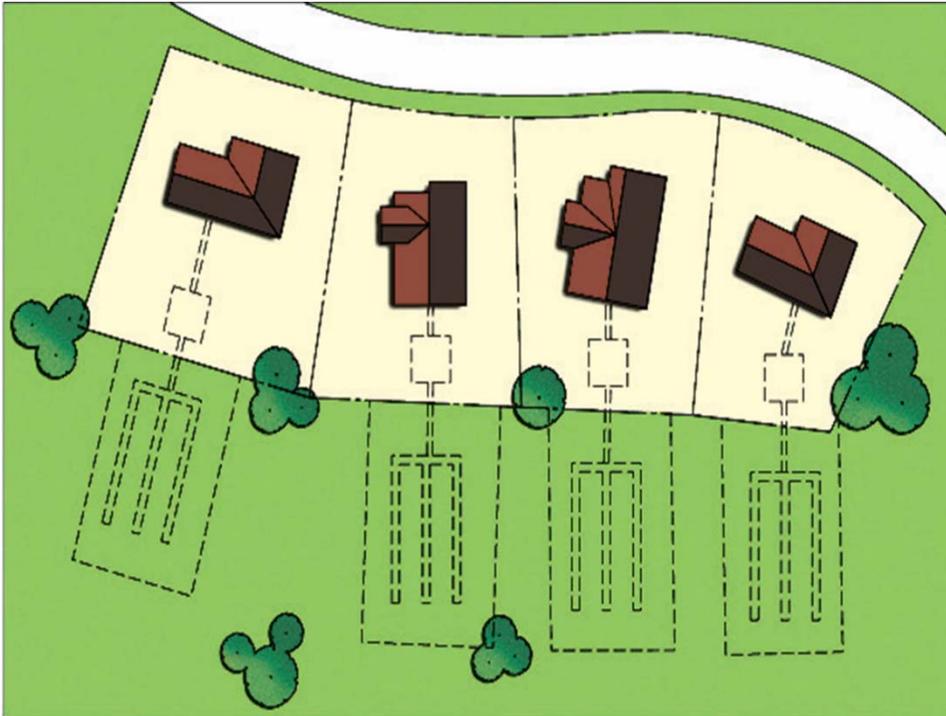
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Slide #150



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1 Slide #151



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Slide #152

Conservation Subdivisions with
Community Septic
(in the protected open space)

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1 Slide #153

Partidgeberry Place
Ipswich, MA

20 lots @ 8,500 SF on 37 acres
(a density of nearly two acres per dwelling)

Shared septic drainfield, and public water

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Slide #154



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1 Slide #155



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Slide #156



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Randall Arendt said that the view in slide #156 is of the shared drainfield for the development.

1 Slide #157



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Slide #158



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Randall Arendt said the view in slide #158 is of a rain garden.

1 Slide #159

Multiple Shared Septic Systems and Shared Wells

On utility easements in the open space

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Slide #160

Ringfield

Chadds Ford Twp., Delaware County, PA

Shared Wells and Shared Septic Drainfields

38 dwellings on 76 acres
(including 6 attached Townhouse units)

74% open space
(56 acres)

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1 Slide #161



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Slide #162



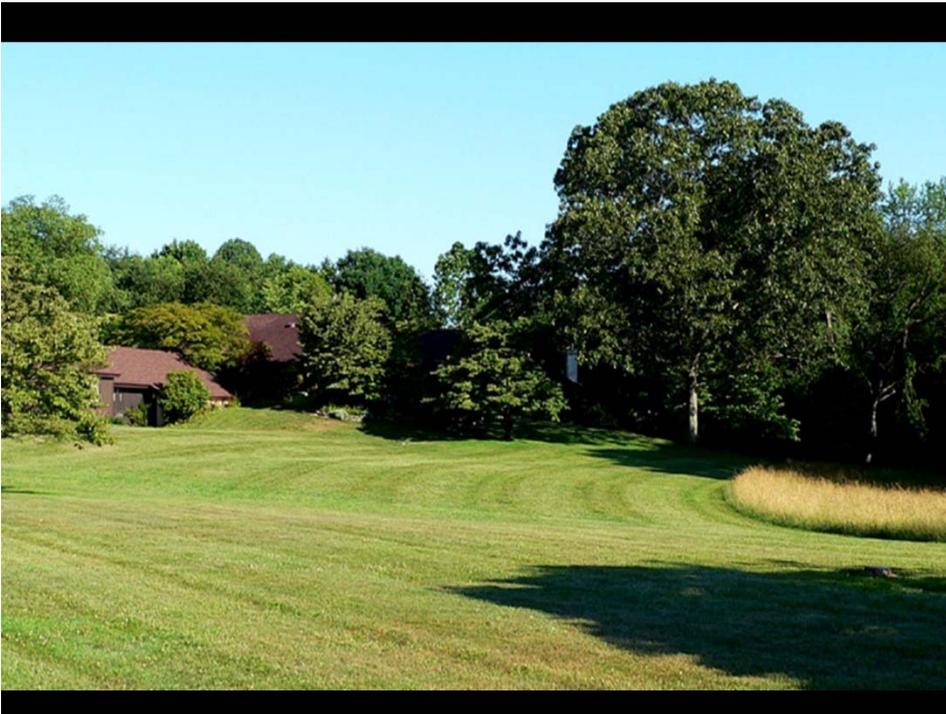
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1 Slide #163



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Slide #164



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1 Slide #165



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Slide #166



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1 Slide #167

Multiple Shared Septic Systems

On utility easements in the open space

Public Water Supply

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Slide #168

Long Hill Farm Guilford, CT

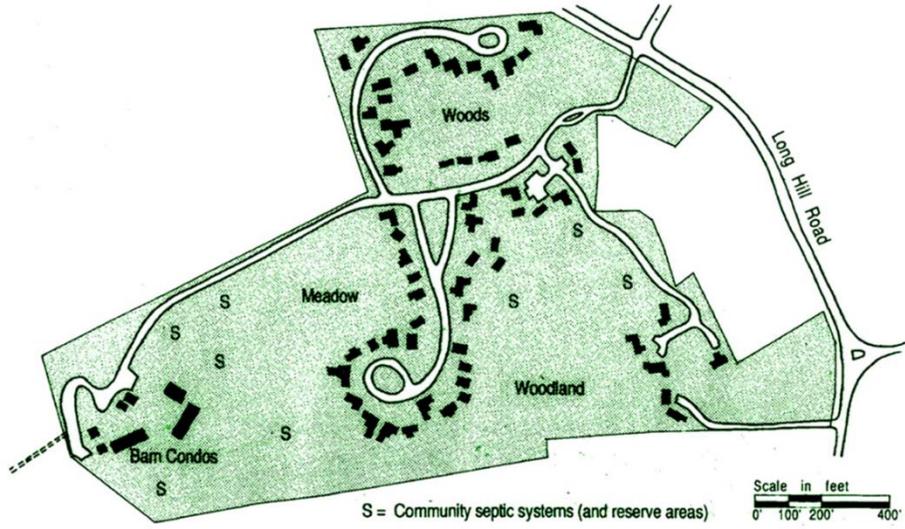
55 condominium “lots” of 5,000 each, plus
35 attached units in a large barn-like building
90 dwellings on 50 acres

Density: 1.8 acres per dwelling

About 65% open space

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1 Slide #169



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Slide #170



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Slide #172



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Slide #174



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1 Slide #175

Conservation Subdivisions with Community Well and Community Septic

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3 Randall Arendt said he does not usually advise having community wells and community
4 septic systems, and that he prefers to spread out utilities.

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6 Slide #176

The Ponds at Woodward

Kennett Township
Chester County, PA

57 homes on 120 acres (two-acre density)

(24 Townhouse units plus 33 half-acre lots)

About 70% open space

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1 Slide #177



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Slide #178



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Randall Arendt noted that the view in #178 shows the view from the road into the development.

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Slide #180



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1 Slide #181



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Slide #182



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Slide #184



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1 Slide #185



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Slide #186

Community Septic and Public Water

Weatherstone CSD

West Vincent Twp., Chester County PA

273 dwellings on 300 acres

Preserved 65% of developable land
(195 acres of farmland and woods)

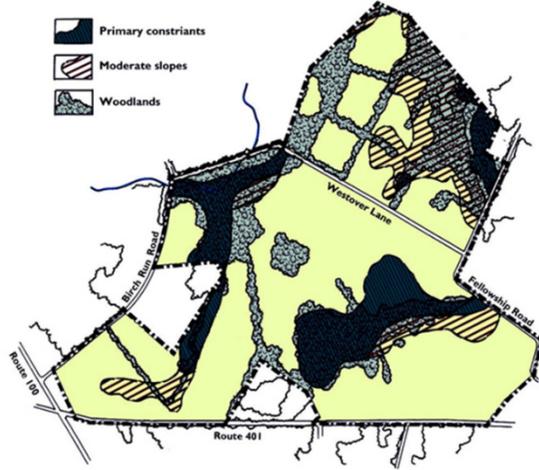
Mixed uses, including county library branch

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1 Slide #187

WeatherstoneSM

Location: West Vincent Township, Chester County, PA
Size: 300 acres
Developer: Hankin Group, Exton, PA
Development Period: 2002 – present

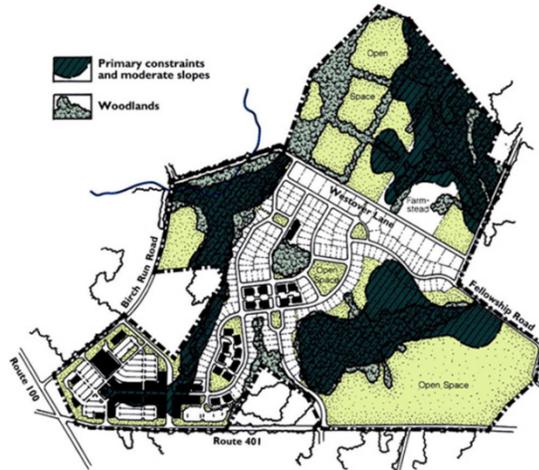


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Slide #188

WeatherstoneSM

Location: West Vincent Township, Chester County, PA
Size: 300 acres
Developer: Hankin Group, Exton, PA
Development Period: 2002 – present



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1 Slide #189



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Slide #190



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Randall Arendt said the view in slide #190 is where the treated wastewater is sprayed in the development.

1 Slide #191



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Slide #192



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Randall Arendt said the multifamily homes in slide #192 back up to an alley, which meant that a road did not need to be built in front.

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Slide #194



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1 Slide #195



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Slide #196



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1 Slide #197



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4 Slide #198



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1 Slide #199



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Slide #200

The Fields of St. Croix
Lake Elmo, MN

Community Well, plus
Constructed Wetland sewage treatment system

113 homes on 247 acres
(2.5-acre density)

About 60% open space

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1 Slide #201



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Slide #202



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1 Slide #203



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Slide #204



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Slide #205



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1 Slide #206



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Slide #207



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Slide #208



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1 Slide #209



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Commissioner McKee arrived at 2:00 p.m.

5 Slide #210



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Slide #211



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1 Slide #212



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Slide #213



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1 Slide #214

In Areas with Public Water and Public Sewer

CSD becomes OSD
("Open Space Development")

Usually with 25-40% preserved land

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Slide #215

Farmview

Lower Makefield Twp. Bucks County, PA

310 homes on 310 buildable acres

with 108 acres of unbuildable land conserved

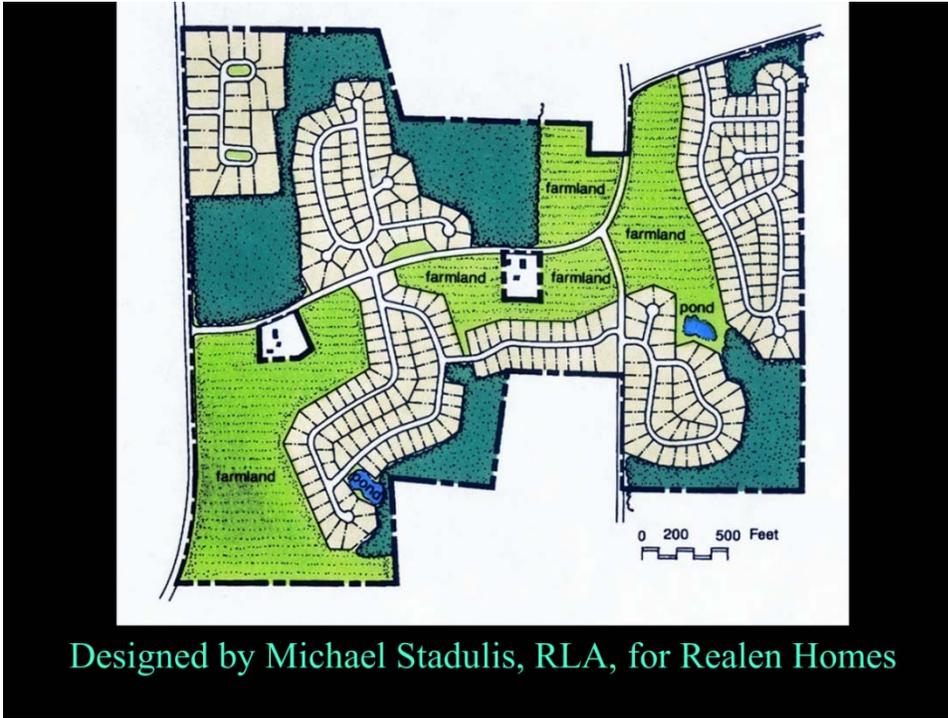
Density of one dwelling per buildable acre

Total 208 acres land preserved (140 ac. farmland, 68 ac. woodland)

Designed by a Landscape Architect

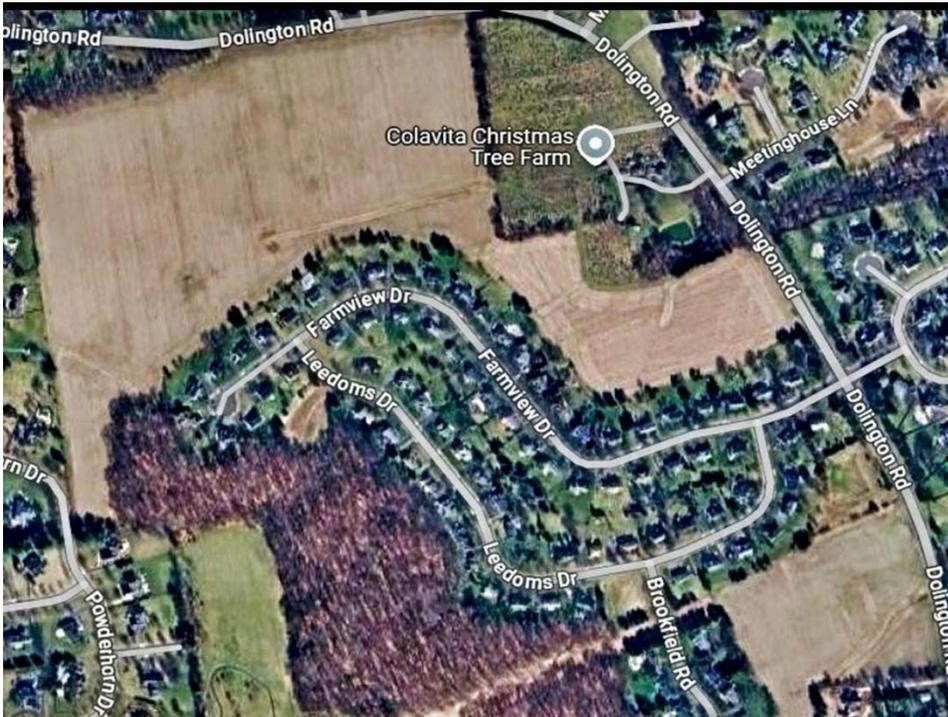
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1 Slide #216



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Slide #217



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1 Slide #218

Summerfield
Borough of Elverson, PA

318 homes on 137 acres
Density of 2.3 dwellings per acre

Variety of housing types
(single-family to 5 du/building)

Use mix with shops, offices, and a
commercial equestrian facility

Roughly 33% open space

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Slide #219



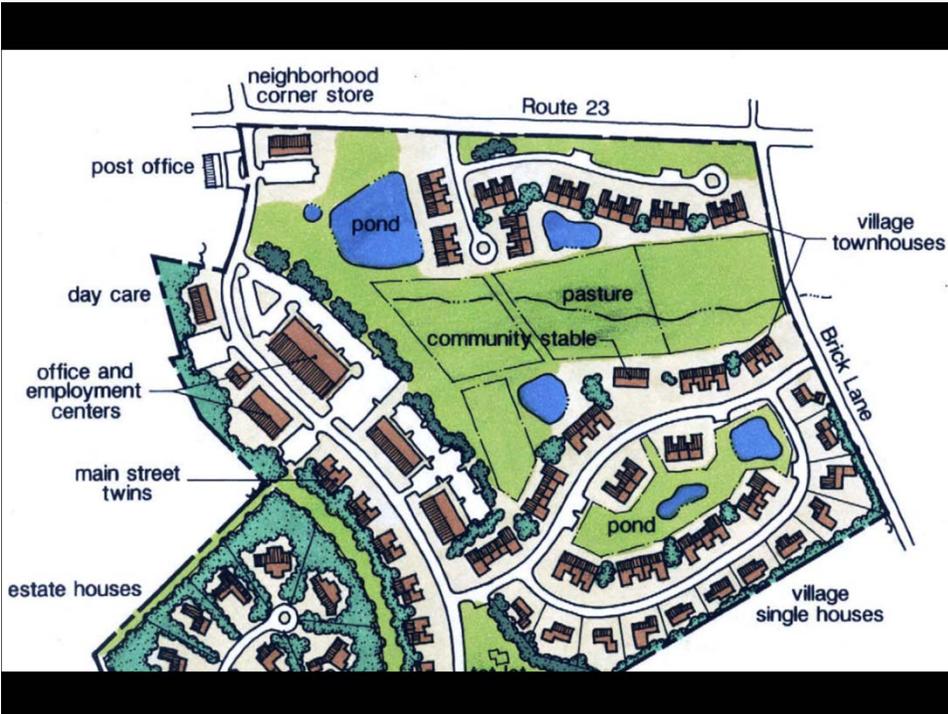
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Slide #221



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Slide #223



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Slide #224



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1 Slide #225



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Slide #226

Battle Road Farm
Lincoln, MA

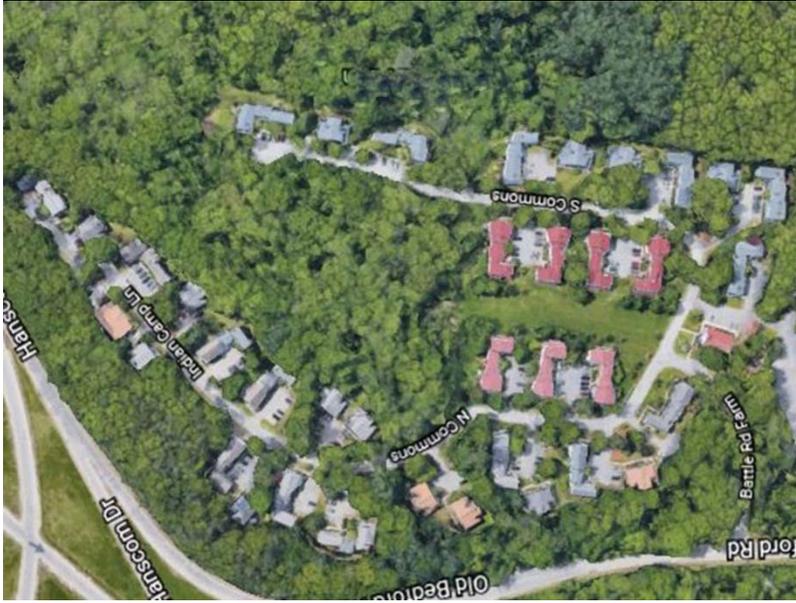
120 dwellings on 24 acres (5 du/ac gross)
40% Affordable (48 units)
60% are a) Senior and b) Market Rate
59 % Permanent Open Space

Layout is designed like a golf course development,
But without the golf course!

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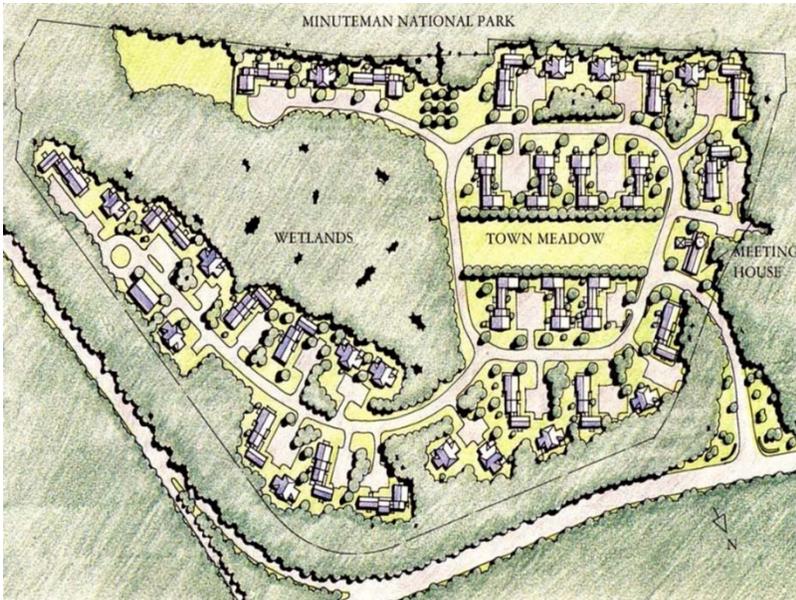
Randall Arendt said that if Chapel Hill was to grow into the rural buffer, the example of Battle Road Farm might be one to consider.

1 Slide #227



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Slide #228



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Commissioner McKee asked, regarding the Battle Road Farm development, what the definition of affordable is for these homes.

Randall Arendt said it was likely pegged to an average median income.

Commissioner McKee there are a lot of discussions in Orange County over what is and isn't affordable.

Randall Arendt said that people need to be sensitive to what it means to peg a percentage of what is affordable in relation to an average median income, unless there are state or federal rules involved.

Commissioner Portie-Ascott, in reference to slide #218, asked if the Summerfield development was on public water.

Randall Arendt said yes.

1 Commissioner Portie-Ascott said if it is only possible to get affordable homes if there is
2 public water and sewer, or can affordable homes use a community well. She asked these
3 questions in relation to Randall Arendt's comment about Chapel Hill expanding into the rural
4 buffer.

5 Randall Arendt said yes, and community well and septic is cheaper than extending utility
6 lines. He said you would not want to run lines into the rural buffer as it encourages more growth
7 and people living farther from work and shops.

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Slide #229



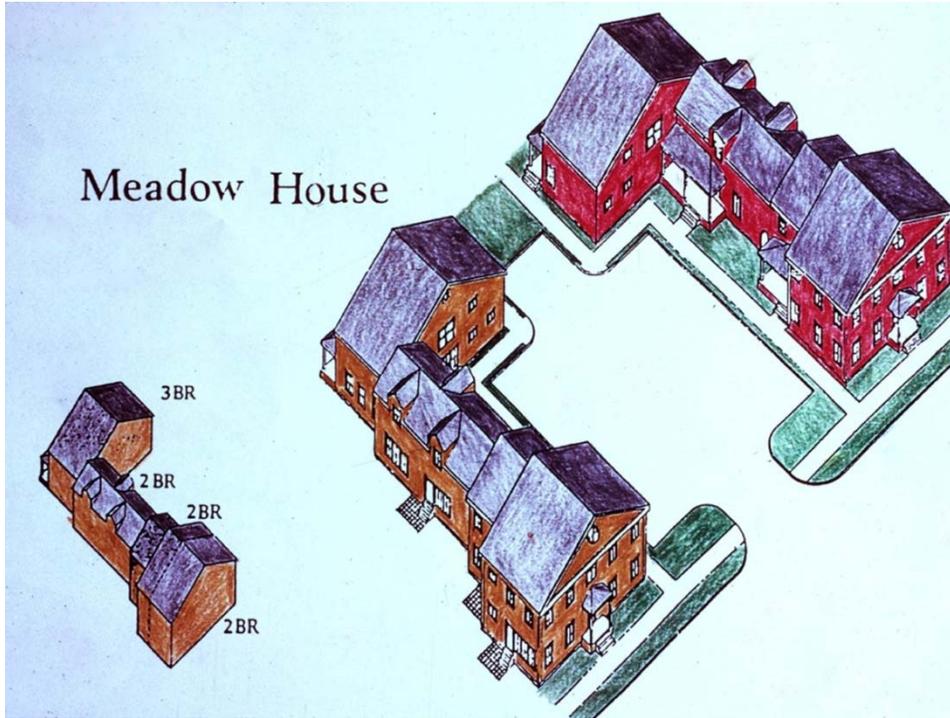
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Slide #230



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1 Slide #231



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Slide #232

An excellent way of ensuring that affordable units blend with market-rate units is to require that they often share the same two-, three-, or four-family building.



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1 Slide #233



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1 Slide #235

Bungalow Courts (aka Pocket Neighborhoods or Cottage Clusters)

with “Detached Townhouses”

*Higher Density Infill
with Central Open Space*

Either on shared septic and wells,
or with public water/sewer

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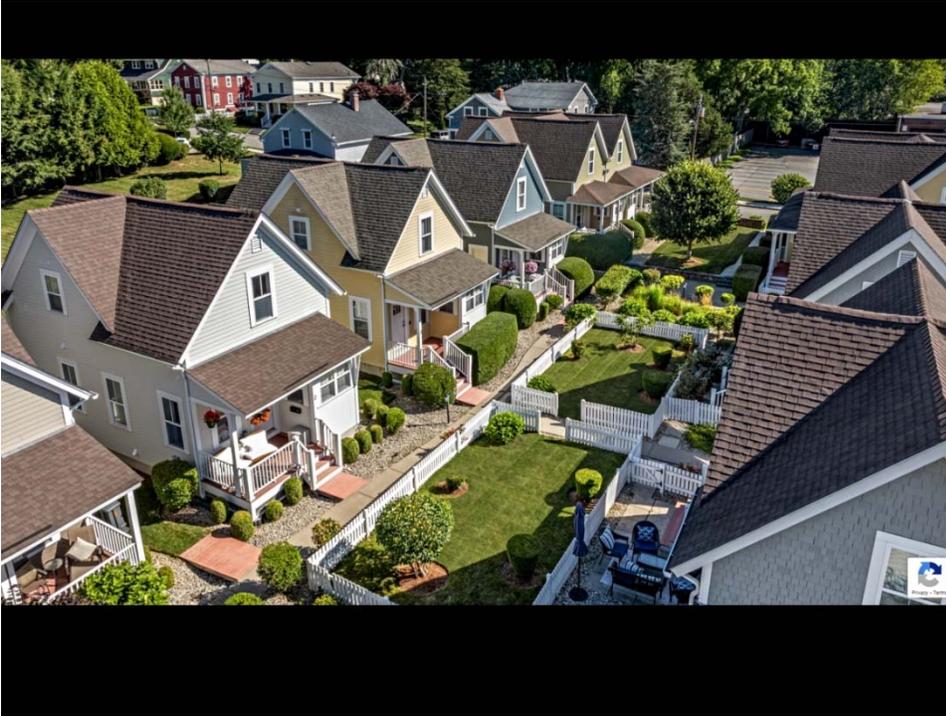
Slide #236

Cottages on Greene, East Greenwich, RI

An excellent way to ensure that affordable units blend with market-rate units is to require that they often share the same two-, three-, or four-family building.

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1 Slide #237



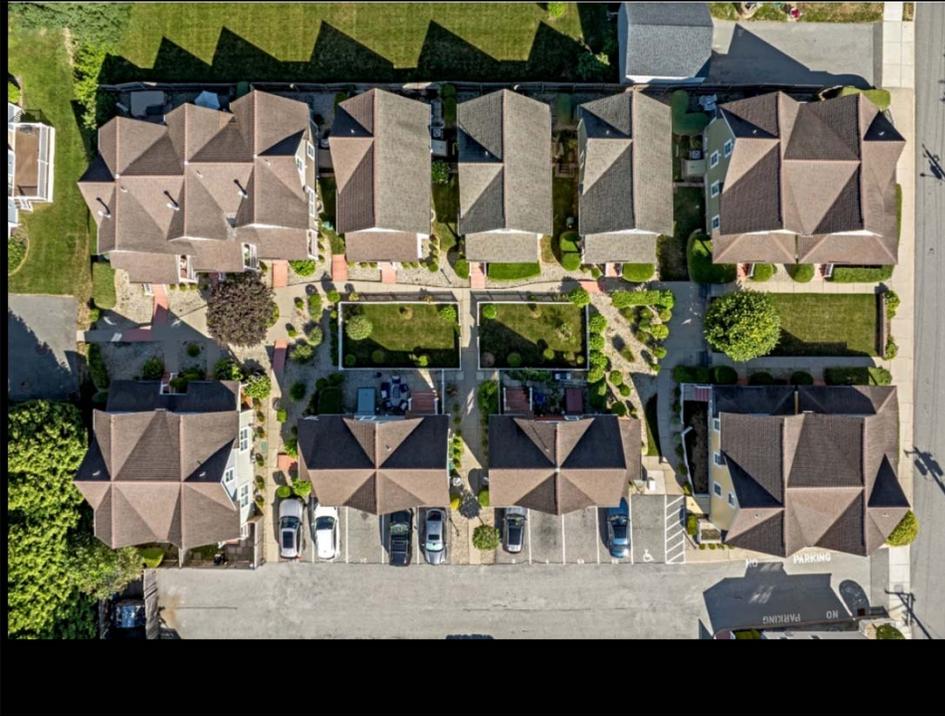
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Slide #238



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Slide #240

Poplar Gardens
North Boulder, CO

100% Affordable Cottages

14 dwellings on 1.4 acres (10 du/ac)

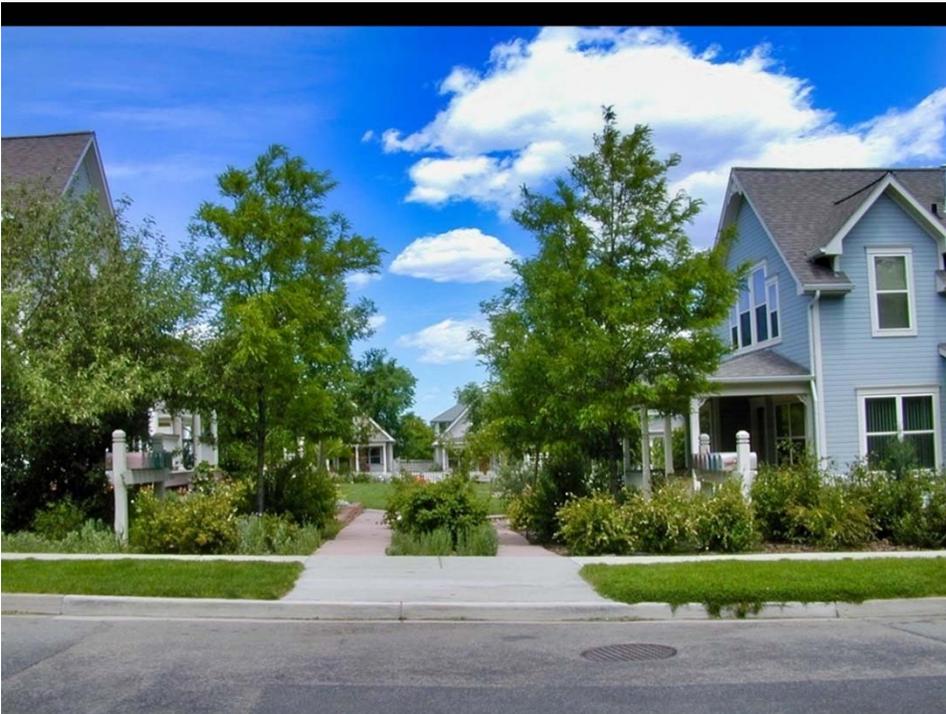
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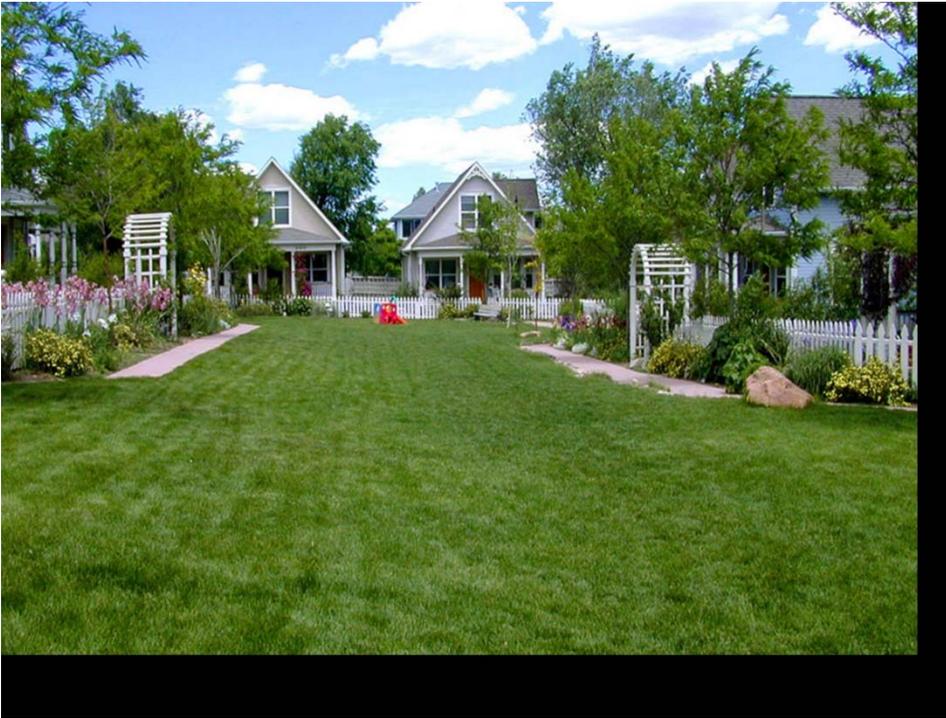
Slide #242



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Randall Arendt said the view in slide #242 is from the street, and that everyone has access at the back to a lane.

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Slide #244



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1 Slide #245

*It is important to require a minimum width
of 30 feet for central greens,
and to plant them with many shade trees.*



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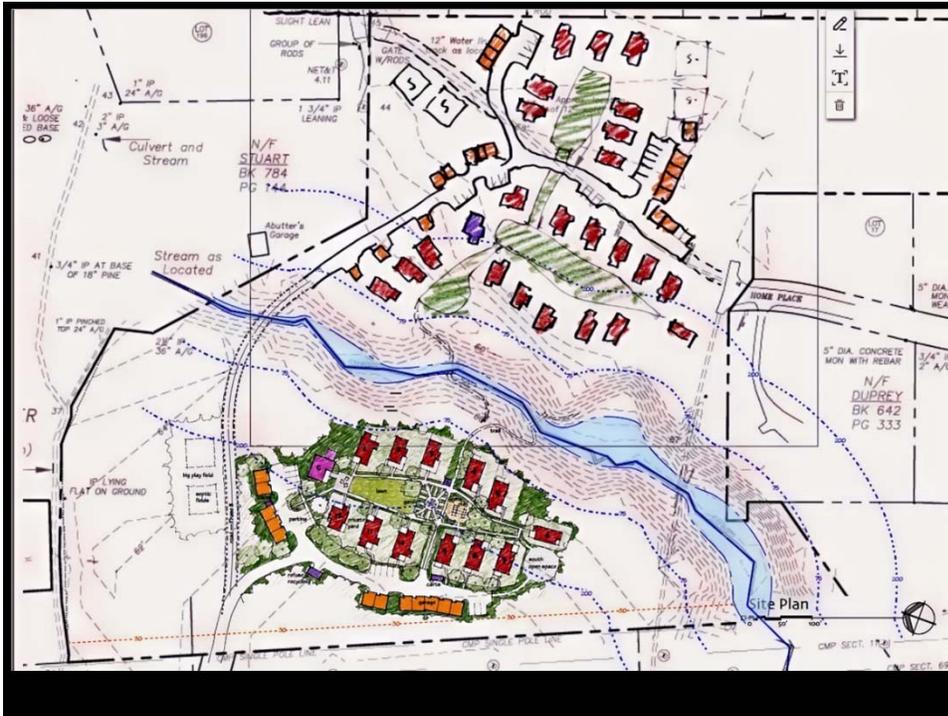
Slide #246



Randall Arendt noted that the small affordable development in slide #240 was nestled in within an existing development, as shown in slide #246.

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1 Slide #247



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Randall Arendt said the drawing in slide #247 was an example of a pocket neighborhood design.

6 Slide #248

Because CSD is not explicitly discussed in the 2030 Comp Plan, the 2050 Plan needs to include it, for the Rural Area and the Rural Buffer.

In the meantime, a guidance document to support this approach would be very helpful,

besides updating the UDO.

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1 Slide #249

To sum up,

CSD protects more land than Flexible Subdivs,

Can be designed to minimize farmland loss,

Can utilize various wastewater options,

Is compatible with “Attainable Housing”, and

Is very applicable to the Rural Buffer.

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Slide #250

Thank you.

Randall Arendt

rgarendt@comcast.net

www.greenerprospects.com

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5
6 Commissioner Carter asked about the four steps described by Randall Arendt for design,
7 which is identifying the conservation areas, locating the house sites, connecting homes with
8 streets and trails, and drawing lot lines. She asked at what point would those four steps be
9 incorporated into a land use plan and where would those steps be in the places he'd worked with.
10 She asked if they are embedded in the guidance, the land use plan, the UDO, or both?
11 Randall Arendt said they could be alluded to in the comprehensive plan. He said he'd sent
12 a North Carolina model for conservation design to the staff as a starting point.

1 Commissioner Carter said her second question was regarding buildable upland and
2 setting objectives. She asked if it was correct that the county has a 30% goal in the UDO.

3 Cy Stober said the requirement begins at 33% and then one would get lot bonuses as you
4 increase the amount of open space.

5 Commissioner Carter said gave an example of a 50% buildable upland requirement, and
6 asked if it would be guidance or in the UDO.

7 Randall Arendt said it could be put in a guidance document, but the only thing that really
8 counts is the ordinance language.

9 Commissioner Carter asked how local governments implemented requirements to
10 conserve farmland. She asked if it is specified in the UDO?

11 Randall Arendt noted the differences in planning regulations across the United States. He
12 said that in the Bucks County, Pennsylvania development, the township had the rules.

13 Commissioner Carter asked how other open spaces were managed.

14 Randall Arendt said that the other examples were managed by a home association. He
15 gave examples that highlighted the need to properly preserve open space through easements.

16 Cy Stober said the ordinance requires for all flexible developments a conventional layout.
17 He said that staff is putting together 94 amendments at the request of the Board to better enable
18 flexible developments. He said currently, the conventional layout is only used administratively by
19 staff and is not used beyond the pre-application or application meeting. He said it's an additional
20 cost burden to an applicant who is trying to pursue flexible developments. He said Randall Arendt
21 is discussing is how flexible development could be considered in a more public way with
22 surrounding neighbors and with boards.

23 Commissioner Fowler noted that Randall Arendt's point was that communities should
24 preserve 50% of the buildable land, not the amount of land that includes the riparian buffer. She
25 said that should be considered when they are updating the UDP and comprehensive plan. She
26 asked if Randall Arendt was suggesting putting conservation subdivisions in the rural buffer in
27 places where it would work with the county's water resource limits. She asked where the best
28 place is to put conservation subdivisions.

29 Randall Arendt it's up to the local officials. He cited an example of a county that wanted
30 them close to water and sewer lines. He suggested a gradual approach, by only putting
31 conservation subdivisions in one part of the county for five years. He advised getting rid of flexible
32 development because it counts unbuildable land towards density.

33 Randall Arendt asked how riparian buffers were defined in North Carolina.

34 Cy Stober said it includes upland beyond flood plains and wet lands. He said state
35 minimum riparian buffer is 50 feet from the edge of the bank. He said Orange County has either
36 a 65- or 80-foot riparian buffer, and additional reservoir setbacks as well as a floodplain buffer. He
37 said it is either a 65- or 80-foot buffer from the edge of the 100-year flood plain. He said whatever
38 is the most conservative is what is applied to the water feature.

39 Randall Arendt clarified that it includes land beyond the flood plain. He said primary
40 conservation areas should not count toward density. He said you can always apply the buffers in
41 addition, but a good conservation plan will not push development close to those sensitive areas.

42 Commissioner Portie-Ascott asked for clarification on a comment Randall Arendt made
43 about requiring developers to do a 10% soil sample.

44 Randall Arendt said it would be in areas with septic systems and no sewer. He said it's
45 time consuming and expensive to test every lot. He said the developer could work with staff to
46 analyze the countywide soil maps, walk the lots, look for hydrophilic vegetation, and determine
47 which lots seem the most questionable. He gave an example of a development with 35 lots. He
48 said if 3 lots are questionable and then tested, if all 3 perk, then 35 is the number of lots. He said
49 if 1 fails, then 34 lots is the number. He said then wait a month and test 3 more lots. He said
50 when the developer goes for approval of a conservation subdivision, he needs to show where his
51 septic systems are proposed. He said the county wouldn't give up the requirement to prove septic

1 suitability for every lot. He said it will help determine the yield plan number by doing a 10%
2 sample.

3 Commissioner Carter asked Cy Stober if that is how it works in the county now.

4 Cy Stober said only the yield plan part, but the county requires a total comprehensive soil
5 suitability analysis of the entire site and well and septic locations. He said that is for applying for
6 administrative approval by staff, or if it goes to hearing.

7 Chair Bedford asked for clarification.

8 Cy Stober said there are no initial screenings of soil suitability as part of the yield or
9 concept plan. He said there are no preliminary evaluations of the soils; it's all or none.

10 Chair Bedford said that some applicants have brought soil analyses.

11 Cy Stober said if they come to hearing, they require a soils analysis. He said Randall
12 Arendt is proposing a soils analysis earlier in the process, during a site visit with the boards. He
13 said developers should know what they are buying or putting an option on. He said he's worked
14 with builders that never bothered to know what they've purchased and regretted it.

15 Commissioner McKee said gave an example of subdivisions he's been involved in and
16 said that it doesn't make sense for developers to not do their due diligence.

17 Randall Arendt said he's worked with some inexperienced developers that don't do that.
18 He said smart developers will. He said the best person to ask is the landowner who has been on
19 it four seasons a year for decades and knows the property better than anyone else.

20 Commissioner Carter said that Orange County has a reputation for being very difficult to
21 work with. She asked if putting things up front in the process would reduce frustration.

22 Randall Arendt said a developer needs to know more information than what the yield plan
23 provides. He said a yield plan will have no information on whether lots will perc.

24 Commissioner McKee said that in his lived experience the process in Orange County is
25 long and onerous and probably in the long run provides for a better outcome. He said that the
26 cost would be a minute factor in the total cost of preparation for a subdivision. He said even in a
27 minor subdivision, a developer will spend \$30,000-\$50,000 before you ever buy the land. He said
28 it is an extra step and expense, but there are other things that are just as onerous in the process.

29 Randall Arendt gave an example of how soils are analyzed in Maine. He said a 10%
30 sample is not onerous and it gives a much deeper insight. He said that the soil types in Orange
31 County can be difficult to work with.

32 Chair Bedford asked James Bryan, Staff Attorney, what rights does the county have to ask
33 of HOAs. She asked if the county could demand that HOAs include language about pumping
34 septic systems and general ownership requirements. She said she would like that information in
35 the future.

36 Commissioner Fowler asked how the communities with affordable conservation
37 subdivisions made it happen. She asked if it is something that can be put in the UDO or if the
38 developers were incentivized.

39 Randall Arendt said the development of Battle Road Farm in Massachusetts was planned
40 by the community to be an affordable development from the beginning as a response to a
41 requirement from the state. He described how Battle Road Farm was planned.

42 Commissioner Fowler asked if the developer bought the land.

43 Randall Arendt said yes.

44 Commissioner Greene said they can't require developers to have housing for residents at
45 a certain percentage of average median income. She said that the county would need to own
46 land. She said if they don't own the land, they can possibly talk the developer into working with
47 Habitat for Humanity, for example. She said they can provide subsidies to housing non-profits.

48 Vice-Chair Hamilton said she appreciated having the differences between flexible and
49 conservation subdivisions clarified. She said when thinking of the land use plan to the Board
50 should consider the goals of a conservation subdivision and the other goals of the county. She
51 said there are areas of farmland the county may want to preserve, but they may consider

1 differently if they are thinking of housing attainability or environmental resource protection. She
 2 said the the Board needs to think about which parts of the county fulfill different goals, so they
 3 aren't putting conservation subdivisions anywhere.

4 Randall Arendt said that the Board might consider a sunset provision to evaluate how well
 5 the changes are working.

6 Vice-Chair Hamilton said it would be important to her with conservation to have public
 7 access through an easement, then an HOA would not have to worry about liability.

8 Randall Arendt gave an example of a development he did in Pennsylvania where the trails
 9 were made publicly accessible in exchange for an optional density bonus.

10 Commissioner Portie-Ascott asked if Randall Arendt felt that conservation subdivisions
 11 could be put all over the county, including rural areas.

12 Randall Arendt said they could be if that is what the county wants. He said that what he
 13 would not do is allow for any more flexible development in other parts of the county due to it being
 14 an old solution.

15 Commissioner Carter asked if a vision for targeted areas for conservation subdivisions in
 16 the rural buffer would be consistent with what Randall Arendt had presented to the Board.

17 Randall Arendt said yes. He said due to regard for the rural character of the buffer, scenic
 18 viewshed protection from public roads might be high on the priority list.

19 Chair Bedford invited members of the Planning Board to ask questions.

20 Statler Gilfillen thanked Randall Arendt for his presentation. He noted that there are
 21 similarities from his presentation to villages in Europe.

22 Delores Bailey asked how Orange County soils are in relation to community wells and
 23 community septic.

24 Randall Arendt said he could not speak in depth to that.

25 Delores Bailey asked if the designs of the developments Randall Arendt shared are simple
 26 to do.

27 Randall Arendt said yes. He described a septic system that was multiplied to become a
 28 shared system. He said in most cases they were shared systems, not a community system
 29 serving 20 or more homes. He said having multiple systems is less risky for residents than a
 30 large community system that may fail.

31 Meg Millard asked how enforcement of conservation subdivisions is maintained.

32 Randall Arendt said the cardinal rule is to not make it too complicated. He described
 33 requiring intermittently mowed areas or having volunteer work crews maintain trails in the spring,
 34 but not to make elaborate requirements. He said private roads require a lot of money to maintain
 35 and he advised avoiding them.

36 Chair Bedford thanked Randall Arendt for his presentation.

37
 38 *The Board took a 10-minute break at 3:10 p.m.*

39 40 **2. Facilitated Discussion for Identification of Next Steps**

41 Kelly Guadalupe, Strategic Planning Manager, facilitated a discussion by the Board for
 42 next steps.

43 Kelly Guadalupe said that two areas of Board interest have not been addressed. She said
 44 those two were input from developers and Chapel Hill's housing capacity and planning. She said
 45 developers and municipalities were seen as stakeholders in the comprehensive plan development
 46 process and would be part of round three of engagement.

47 Commissioner Greene said she would like to hear about the Town of Chapel Hill's plans
 48 for growth within its boundaries.

49 Cy Stober said that Town of Chapel Hill representatives declined an invitation to present.

50 Kelly Guadalupe said she thought that the town would be involved in stakeholder
 51 conversations.

1 Cy Stober said yes, but as far as presenting, the town declined.

2 Chair Bedford said staff could review the report. She said the Board would like to know
3 what the report says, and if the town thinks they can meet that growth. She said the Board would
4 like to know how many units are in the pipeline for the various municipalities. She said they would
5 like to know the number of units in the pipeline for Mebane, Carrboro, Chapel Hill, and
6 Hillsborough and the affordability of the units.

7 Cy Stober said he could get the number of approved and unbuilt units from the
8 municipalities. He said there are different resources that identify how much housing is needed,
9 and all those numbers differ a little. He said that he cannot represent the town's study because
10 it was never adopted by the town. He said he can get the number of units and if any have been
11 designated for affordability.

12 Commissioner Fowler asked why the town did not adopt the study.

13 Cy Stober said it was very controversial and the complete communities study was
14 ultimately not adopted by the town.

15 Kelly Guadalupe asked if that topic could be shared by email to the Board.

16 Chair Bedford said the Board would like to hear it together and ask questions.

17 Chair Bedford said the Board wanted to hear from the chambers of commerce and housing
18 non-profits.

19 Kelly Guadalupe said that the developers could be included in round three of engagement
20 as community stakeholders.

21 The Board agreed with that approach.

22 Cy Stober said that knowing the Board's interests after the retreats, they will be able to
23 have a much more productive conversation with developers.

24 Kelly Guadalupe said part of engagement window three includes roundtable stakeholder
25 conversations with developers.

26 Cy Stober said they will reach out to the chambers of commerce and Home Builders
27 Association.

28 Chair Bedford said to include the housing non-profits.

29 Vice-Chair Hamilton asked for staff to speak with the Chair and Vice-Chair on how the
30 roundtables are formatted so that they can get their questions answered, but also be time efficient.

31 Chair Bedford asked if commissioners are invited.

32 Cy Stober said yes. He agreed with Vice-Chair Hamilton that structuring the conversation
33 will be very important.

34 Commissioner Portie-Ascott asked that the discussion would allow stakeholders to speak
35 about how the county's practices slow things down and make things less affordable.

36 Kelly Guadalupe asked if that is typically part of the discussion in a comprehensive plan
37 update.

38 Cy Stober said yes, and that there are several actions in the draft plan that direct the
39 county to amend the ordinance to meet certain goals or needs, and the ordinance contains the
40 steps the county goes through when it comes to development review.

41 Commissioner Portie-Ascott said she would like an update on the recommended actions
42 for the county to have affordable housing.

43 Cy Stober said those recommendations came out in 2021, and were a response to a
44 petition from 2019. He said he can coordinate that information with the County Attorney's Office.

45 Commissioner Portie-Ascott said she would like an update before they speak with
46 developers. She said she has a copy of the recommendations, and wants to know how the county
47 has changed its processes and what is left outstanding.

48 Commissioner Carter asked for clarification on the roundtable discussions. She asked if
49 the structure would consist of the Board's questions to them, and their questions of the Board.

1 Cy Stober said that this is a public comment draft for feedback. He said that they should
2 probably survey the Board requesting conversation topics and construct the agenda based on
3 that feedback.

4 Commissioner Carter said they haven't approved the land use plan, and she is sensitive
5 to speaking with developers and setting expectations that what is on paper is the final thing.

6 Kelly Guadalupe said the county isn't that point yet.

7 Cy Stober said this is the comment draft and described the rest of the review and
8 finalization process.

9 Commissioner Greene asked if there is a possibility for a roundtable with the
10 environmental and agricultural communities.

11 Kelly Guadalupe asked if it would be necessary before moving forward with engagement
12 window three.

13 Commissioner Greene said yes, and said that the environmental community would have
14 different interests than the development community, or even the agricultural community. She
15 asked if there could be three roundtables.

16 Chair Bedford said she did not want three extra roundtables. She asked if that could be
17 part of the regular engagement process.

18 Commissioner McKee said it would have to be three separate roundtables for developers,
19 agricultural, and environmental groups for efficiency.

20 Commissioner Greene said she has concerns about tipping the scales towards
21 developers.

22 Vice-Chair Hamilton said she attended the voluntary agricultural breakfast, and their board
23 had a good presentation of what their priorities are. She suggested that they could get feedback
24 from the agricultural and environmental advisory boards.

25 Kelly Guadalupe said the consultant could guide the county on how to get that feedback
26 through engagement window three. She asked if the Board would like to hear from Clarion on
27 what engagement window three looks like.

28 Cy Stober said that the Clarion contract will have to be amended, and that all the different
29 meetings will cost money. He that staff could do something simple regarding the draft land use
30 plan at the upcoming agricultural summit. He said the agricultural community was included in
31 engagement window one and they could do something similar. He said that would require
32 reposting the comment draft.

33 Commissioner Carter asked if there is anything in the discussion that will affect the
34 comment draft.

35 Kelly Guadalupe said yes, there will be.

36 Kelly Guadalupe the third topic that was not covered was an economic analysis. She said
37 staff understood that the Board declined an offer for an information session.

38 Chair Bedford referred to page 8, number 7 of the agenda packet. She said that the Board
39 declined a market analysis proposed by Commissioner Greene. She said she thought the Board
40 was still looking for information from economists on the topics listed in the agenda packet: "Does
41 more housing lead to affordable housing in our county?" and "How to think about this issue of
42 supply/demand, elasticity and limits on resources."

43 Commissioner Portie-Ascott said she was still looking for that information

44 Vice-Chair Hamilton said she was interested if there was any existing information that
45 answer these questions before hiring an expert.

46 Commissioner Portie-Ascott said if they have questions, they can't get an answer from
47 just reviewing the studies.

48 Kelly Guadalupe asked if current Planning staff has the expertise to answer questions like
49 that.

50 Travis Myren said no.

51 Chair Bedford suggested the School of Government.

1 Cy Stober suggested someone from NC State. He said that at the Home Builders
2 Association event in April or May they may have some data available for evaluation, but it would
3 be for Chatham, Orange, and Durham counties.

4 Commissioner Greene said the analysis would need to include all of Orange County. She
5 said the municipal housing information would be a start.

6 Cy Stober asked for clarity on what the Board was looking for. He said staff presented a
7 market analysis on activity nodes at a work session, as well as a housing market analysis
8 throughout the county. He wanted to know if the Board was looking for different information than
9 what was previously presented.

10 Chair Bedford said they did not want to know about that. She said the Board was
11 interested in the theory of if you just build more housing, you will get affordable housing, and how
12 it works. She said they wanted to know the price points and how you think about it in a university
13 town. She said they wanted to think about the issue of supply and demand, and limits on
14 resources. She said they wanted the real economist point of view on housing.

15 Cy Stober said the market analysis he presented included all but the affordability piece.

16 Chair Bedford said they presentation included how many units there are and the price
17 points and that's not what they are looking for. She said they wanted some forecasting.

18 Vice-Chair Hamilton said an economist would explain supply and demand models and the
19 theory of how more housing possibly leads to affordable housing in the county or anywhere else.
20 She said she thought the question was more about that rather than a market analysis, which
21 looked at Orange County trends.

22 Cy Stober confirmed that the interest is in an economic analysis of housing demand,
23 present and future, and within that, how would affordability be addressed.

24 Vice-Chair Hamilton said it must include supply and demand and understanding the
25 equilibrium conditions of that.

26 Commissioner McKee said he is struggling with how to apply the theoretical projections to
27 conditions on the ground.

28 Vice-Chair Hamilton said it depends on what kind of economist you get. She said the
29 Board would want someone who can translate the theory into what is seen in Orange County.

30 Commissioner McKee asked how the county was going to set parameters for affordable
31 housing and workforce housing, and how will the county adapt to unforeseen consequences. He
32 said he has concerns about committing taxpayer funds for subsidizing housing.

33 Kelly Guadalupe asked for clarification on Commissioner McKee's comment.

34 Commissioner McKee said he wanted to make sure he got information he could use.

35 Kelly Guadalupe confirmed that Commissioner McKee was interested in practical
36 information that is understandable and applicable.

37 Commissioner Fowler said she and Commissioner Carter attended the Triangle West MTP
38 2055 plan and they included data on growth in jobs in Orange and Durham counties as well as
39 population growth. She said it is important that housing is near transit and to put housing in
40 municipalities rather than what the Board is focusing on out in the county with a UDO. She said
41 they should still support it via Habitat for Humanity and EMPOWERment. She said in terms of
42 trying to build more in the county, she wasn't sure that was the goal. She said the problem with
43 just saying the more supply we make means it's going to be cheaper is that the county is not in a
44 closed system. She said there is constant need all around the Triangle.

45 Kelly Guadalupe said that a speaker could discuss the entire system and not the county
46 in a vacuum.

47 Vice-Chair Hamilton said an economist will explain how that will fit. She said an analysis
48 will give you the outlines, but not an answer once you try to implement it.

49 Commissioner Greene agreed with Commissioner Fowler that housing needs to be near
50 transit. She reviewed the concept of location efficiency for housing that is near transit and is in a
51 15-minute walkable zone where people can have access to things they need.

1 Commissioner Portie-Ascott asked if Commissioners Greene and Fowler were saying the
2 county would deny rezoning because the Board would not allow housing to be developed in the
3 county.

4 Commissioner Greene said no, the Board is talking about conservation subdivisions and
5 other ways to create housing. She said that the municipalities are creating plans to grow densely,
6 and to provide affordable housing within those boundaries. She said a house located in rural
7 Orange County, far from a transit line creates a less affordable living situation than an identical
8 house in Chapel Hill on a transit line near services. She said they have to remember they are in
9 a county with municipalities that are well equipped to absorb a lot of this growth.

10 Commissioner Carter said they don't have enough data to say that the municipal plans will
11 meet the housing needs in the county, and that the county should keep their options open. She
12 said the county should look at strategic, targeted areas that are proximal to the things the Board
13 talks about with smart growth and look at what we can do with conservation subdivisions. She
14 said they should think about how they position those in targeted, strategic ways enabling the
15 county to learn how they work or don't work. She said out in the county where the goals are for
16 farmland preservation, they should think about a different type of conservation subdivision
17 approach. She said this conversation might create changes to the comment draft land use plan.

18 Commissioner McKee said farmland preservation and development is diametrically
19 opposed. He said you can't have both. He said farming in Orange County is going to be small
20 scale in the future and won't be widespread. He said he wanted to understand what is affordable.
21 He said that he also wants to know how they will achieve it, how the county will pay for it, and
22 what the county will not do as a result. He said he wants the Board to focus and define what they
23 are trying to accomplish.

24 Commissioner Greene said each year she attends the farm tour, and she sees more small-
25 scale farms.

26 Commissioner McKee explained how farming will be very different than what he grew up
27 with.

28 Commissioner Greene said that it will be difficult to get affordable housing in Orange
29 County given the price of land.

30 Commissioner McKee said he wants the Board to remain focused on the endpoint.

31 Vice-Chair Hamilton said the Board will have to hash some of this out, but in the retreat
32 today they needed to focus on the topics at hand.

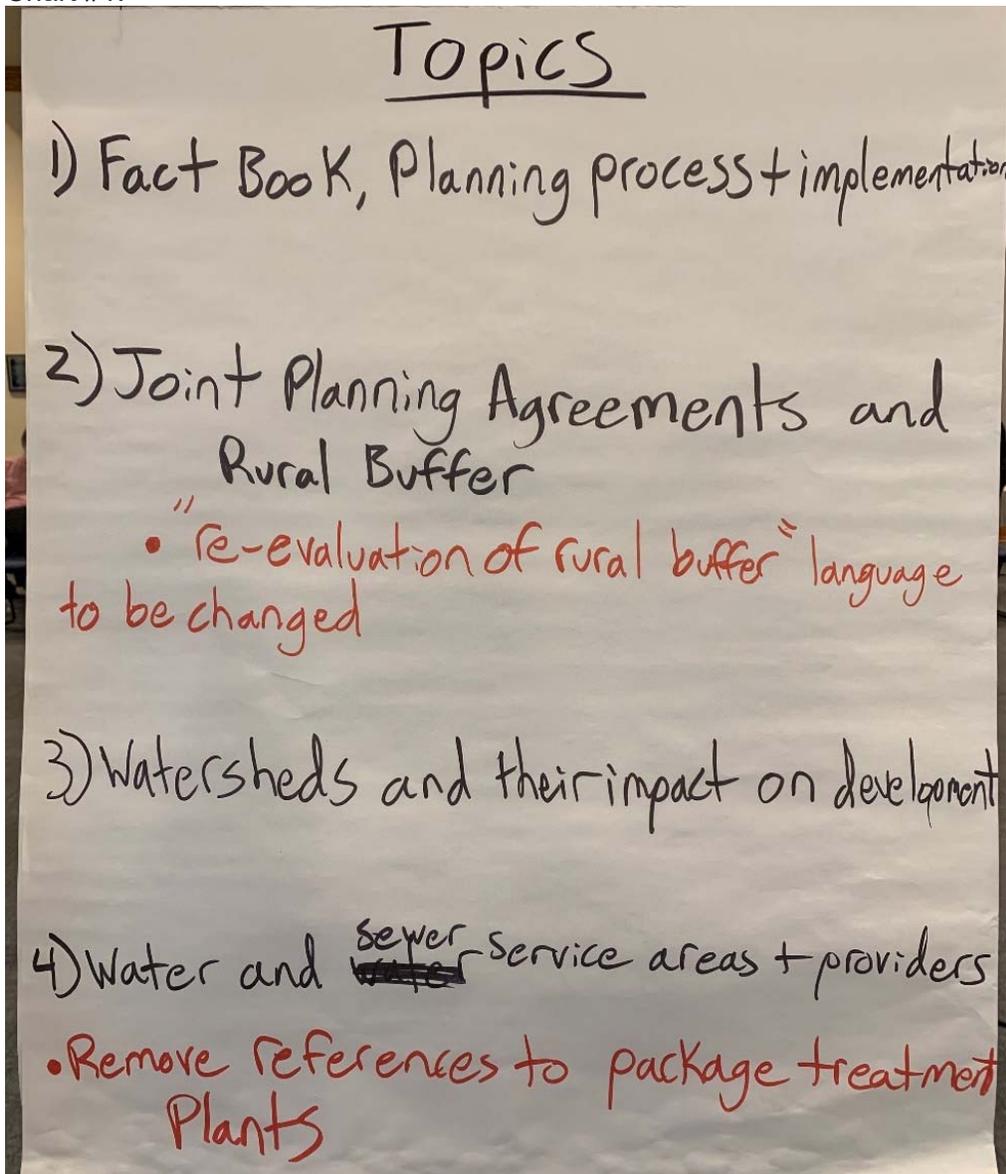
33 Kelly Guadalupe reviewed what the Board agreed that they still wanted information on: 1)
34 Affordable housing market analysis; 2) Municipal housing units as part of a Board discussion

35 Kelly Guadalupe reviewed the steps for engagement window three, which will last 8-10
36 weeks. She said that Clarion will take the feedback from engagement window 3, and incorporate
37 into another draft of the plan. She said it will go back to the Board and that will be the time to go
38 through the plan page by page. She said after the Board reviews it, the plan would go to the
39 Planning Board and back to the Board of County Commissioners for formal action to adopt the
40 plan.

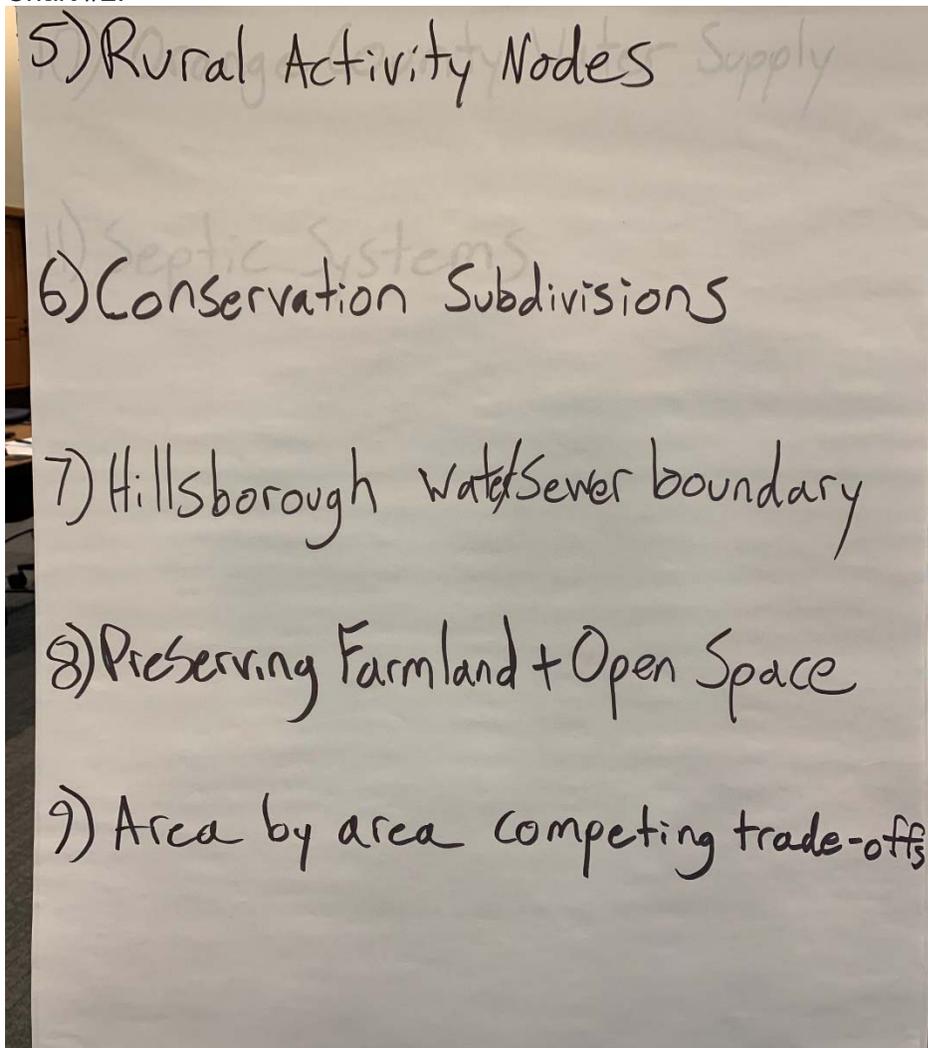
41 Kelly Guadalupe asked what parts of the draft plan should be removed or revised before
42 it goes out for the next round of engagement. She showed two charts, pictured below:

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1 Chart #1:

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1 Chart #2:



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 3 Kelly Guadalupe said, for example, that the Board did not seem to be comfortable with the
 4 broad language of “re-evaluation of rural buffer” in item two of chart #1, and that the phrasing will
 5 be changed. She said another example is item four, “water and sewer service areas,” which will
 6 have the references to package treatment plants removed because those are off the table. She
 7 asked the Board what topics should be removed from the draft plan because they are not up for
 8 discussion.

9 Vice-Chair Hamilton said that she could not answer the question without re-reading the
 10 draft plan.

11 Chair Bedford said she would like to go through each change to understand them. She
 12 said when they first received the plan, she did not have the background or knowledge to
 13 understand them. She said that the Board should have a near-unanimous decision to remove
 14 topics from the draft plan.

15 Kelly Guadalupe asked if questions or feedback about the changes could be emailed to
 16 the Planning Department.

17 Chair Bedford said she needed staff to walk through the changes with her to make sure
 18 she understood them.

19 Commissioner Greene said it would be more efficient to do this as a group.

20 Kelly Guadalupe asked if there any topics that come to mind that should not be on the
 21 table for discussion.

1
2 Commissioner Fowler said she didn't have a problem with the language regarding the
3 rural buffer.

4 Cy Stober said Chair Bedford said at work session that the language was too broad, and
5 they are fine tuning the language

6 Commissioner Carter said she thought that the concern was about postponing a
7 conversation until after the plan was approved and that the Board should have an opportunity to
8 weigh in on that before the drafted revisions are made. She said the current plan says it will be
9 re-evaluated down the road over the ten-year cycle, but that the Board doesn't want to wait to
10 have those conversations.

11 Commissioner McKee said if they are not going to have an honest conversation about the
12 rural buffer, then they might as well go home.

13 Kelly Guadalupe asked if the Board could clarify if changes to the rural buffer can be
14 included in engagement window three.

15 Commissioner Greene said for her it is not up for discussion. She said for a long time the
16 county's position has been that they will not make any changes to the rural buffer unless it is part
17 of a collaborative conversation with the other parties. She said that wanted to see a finalized land
18 use plan and then the county can have the conversation with the other parties.

19 Kelly Guadalupe said it appears there are different opinions on this topic, and it will affect
20 moving forward with engagement window three.

21 Commissioner Fowler said she thinks it is important to get public opinion on the rural
22 buffer, because the county has an idea of conservation subdivisions, but they are currently
23 excluded from the rural buffer. She said if you want people driving less, and people are going to
24 move out there, it seems like the county should allow them in the rural buffer. She said it likely
25 won't be many and it makes more sense to put them closer to town than, say, to Person County.

26 Kelly Guadalupe asked the Board if they want conversation on the rural buffer to be part
27 of engagement window three.

28 Commissioner Greene said she could support having in the draft the notion of
29 conservation subdivisions in the rural buffer. She said she would not want the rural buffer to be
30 eliminated in the draft.

31 Cy Stober asked the Board to re-read the draft plan because he felt that staff did a good
32 job of incorporating their feedback as well as the public's. He asked that the Board send questions
33 or comments to the Planning Department so they can be prepared to respond.

34 Commissioner Portie-Ascott asked if Planning staff considered the memo from the County
35 Attorney's Office on housing when drafting the land use plan.

36 Cy Stober said yes. He said they the main piece that was not incorporated was the
37 economic analysis. He said they've had conversations with the development community, home
38 building community, affordable housing community, and they incorporated that along with all the
39 environmental materials as well as public feedback. He said this is not his plan, this is the county's
40 plan. He said they tried to strike a balance and want to serve the county's interest. He said they
41 would provide an update to the Board on what has been implemented.

42 Chair Bedford asked for the memo from the attorney's office to be forwarded to the Board.

43 Cy Stober said he would send it.

44 Commissioner Carter said she would like re-review the draft plan. She said reviewing it
45 together would be helpful because each person will pick something different up.

46 Kelly Guadalupe asked the Board when the Board would want to have another
47 conversation after reviewing the plan and making notes about topics that could be removed.

48 Commissioner McKee said that the holidays will affect their ability to meet.

49 Kelly Guadalupe encouraged the Board to review the plan for topics that could be
50 removed.

1 Commissioner Greene said she would like to spend the time intensively reviewing the plan
2 now rather than at the end of the process.

3 Commissioner McKee and Chair Bedford agreed with Commissioner Greene.

4 Chair Bedford said she would like to understand the approximately 64 changes suggested
5 by staff through review and discussion.

6 Vice-Chair Hamilton said the retreat committee would consider adding the land use plan
7 to the January retreat agenda.

8 Commissioner Fowler asked for staff to resend the draft plan to the Board.

9 Chair Bedford said she would like for a draft to be ready for public feedback by March
10 2026.

11
12 Before adjournment, Tara May, Deputy Clerk to the Board reviewed the list of board and
13 commission appointments that the Board will consider at their December 1 business meeting.

14 Chair Bedford said the Board should consider if there are any boards that should not have
15 commissioner representation anymore. She said she would like to have a work session topic on
16 the boards the commissioners serve on.

17 Commissioner Carter said that JCPC was being reviewed by the County Attorney's Office.
18

19 **Adjournment**

20
21 The Board adjourned the meeting at 4:42 p.m.
22

23 **VOTE: UNANIMOUS**

24
25 Jamezetta Bedford, Chair
26

27
28 Recorded by Laura Jensen, Clerk to the Board
29

30 Submitted for approval by Laura Jensen, Clerk to the Board.

1 DRAFT

2 **MINUTES**
3 **ORANGE COUNTY**
4 **BOARD OF COMMISSIONERS**
5 **BUSINESS MEETING**
6 **December 1, 2025**
7 **7:00 p.m.**

8 The Orange County Board of Commissioners met for a Business Meeting on Monday, December
9 1, 2025, at 7:00 p.m. at the Whitted Human Services Center in Hillsborough, NC.

10
11 **COUNTY COMMISSIONERS PRESENT:** Chair Jean Hamilton, Vice-Chair Amy Fowler, and
12 Commissioners Jamezetta Bedford, Marilyn Carter, Sally Greene, Earl McKee, and Phyllis Portie-
13 Ascott

14 **COUNTY COMMISSIONERS ABSENT:** None.

15 **COUNTY ATTORNEYS PRESENT:** John Roberts

16 **COUNTY STAFF PRESENT:** County Manager Travis Myren, Deputy County Manager Caitlin
17 Fenhagen, and Clerk to the Board Laura Jensen. (All other staff members will be identified
18 appropriately below)

19
20 Chair Bedford called the meeting to order at 7:00 p.m. All commissioners were present.

21
22 **Board Organization**

23 **a. Election of Board of Commissioners' Chair and Vice-Chair**

24
25 **Vote for Chair of the Board of Commissioners:**

26 7 votes cast for Jean Hamilton (Commissioner Bedford, Commissioner Carter,
27 Commissioner Fowler, Commissioner Greene, Commissioner Hamilton, Commissioner McKee,
28 and Commissioner Portie-Ascott)

29
30 Jean Hamilton was elected Chair of the Board of Commissioners.

31
32 **Vote for Vice-Chair of the Board of Commissioners:**

33 7 votes cast for Amy Fowler (Commissioner Bedford, Commissioner Carter,
34 Commissioner Fowler, Commissioner Greene, Commissioner Hamilton, Commissioner McKee,
35 and Commissioner Portie-Ascott)

36
37 Amy Fowler was elected the Vice-Chair of the Board of Commissioners.

38
39 Commissioner Portie-Ascott thanked Commissioner Bedford for her support and
40 guidance.

41 Vice-Chair Fowler seconded Commissioner Portie-Ascott's comments.

42 Chair Hamilton encouraged everyone to re-read the rules of procedure and the code of
43 ethics. She said the role of the chair is to facilitate the meetings, and to have productive and
44 efficient meetings. She said the role is also to act as a spokesperson and to be responsible for
45 signing many documents. She said she is looking forward to the role.

46
47 **b. Designation of Voting Delegates and Alternates for all NCACC and NACo Meetings for**
48 **Calendar Year December 1, 2025-2026**

49 Commissioner Carter was nominated by Commissioner Bedford to serve as the voting
50 delegate for NACo. The Commissioners agreed by consensus.

1 Commissioner Portie-Ascott volunteered to serve as the voting delegate for NCACC. The
2 Commissioners agreed by consensus.

3
4 Commissioner Portie-Ascott was nominated by Commissioner Bedford to serve as the
5 alternate voting delegate for NACo. The Commissioners agreed by consensus.

6 Commissioner McKee volunteered to serve as the alternate voting delegate for NCACC.
7 The Commissioners agreed by consensus.

8
9 **1. Additions or Changes to the Agenda**

10 Chair Hamilton read the public charge.

11
12 **2. Public Comments (Limited to One Hour)**

13 **a. Matters not on the Printed Agenda**

14 Adam Beeman said he is running for the at-large seat on Board of County Commissioners.
15 He said the county needed to expand access to wastewater treatment. He said that historically,
16 the county has pushed people towards private wells and septic systems. He said he is hearing
17 more about community septic in areas without central sewer. He said that is going in the wrong
18 direction. He said wastewater isn't just pipes and pumps, but is a public health long-term cost.
19 He said central systems, such as OWASA, Hillsborough, and Mebane are investing in additional
20 capacity. He said communities around the county are making room for more users. He said
21 businesses look for sewer availability and clear boundaries before investing. He said when
22 businesses see boundaries tightening, like in Hillsborough, they look elsewhere and take their
23 property taxes and jobs, which does nothing to help the Orange County homeowner with an ever-
24 growing tax bill. He said when we haven't planned our wastewater system well, we are choosing
25 to fund everything off the backs of homeowners. He said leaning on private and community septic
26 and wells looks flexible and cheap on paper. He said community systems are complex to operate,
27 easy to undermaintain, and when they fail, they fail with big backups, contamination, emergency
28 contracts, and pressure on the Board to run central sewer. He gave an example of the Piney
29 Mountain situation in 1987. He asked the Board to make central wastewater the backbone of the
30 county's growth strategy. He asked the Board to align land use, service boundaries, and capital
31 spending so growth supports affordability, public health, and a stronger commercial tax base.

32
33 **b. Matters on the Printed Agenda**

34 (These matters will be considered when the Board addresses that item on the agenda below.)

35
36 **3. Announcements, Petitions and Comments by Board Members**

37 Commissioner Greene said there are upcoming events this weekend to recognize
38 Abolition Day. She said there is an event on December 5 at UNC's Kenan Theater with Mike
39 Wiley. She said the event is free, but registration is required on the Chapel Hill Public Library
40 website. She said on December 6, there is an event at the Century Center in Carrboro featuring
41 Justice Anita Earls and Martha S. Jones, a historian from Johns Hopkins University. She said
42 there will also be two panel discussions with eight local legal historians. She said also on
43 December 6 at 6:00 p.m. at Flyleaf Books Professor Jones will talk about her memoir The Trouble
44 with Color and Commissioner Greene will participate in the conversation. She said on December
45 10, a documentary called "Thirteenth," which is about the prison industrial complex and how it
46 furthers the same strategies of incarceration against black people that has been used since before
47 the 13th amendment. She said it is at the Seymour Center at 5:00 p.m.

48 Commissioner Portie-Ascott petitioned for the Board of Health memorandum included in
49 the Information Items to be presented to the Board at their first business meeting in January. She
50 said she enjoyed the Cedar Grove community Thanksgiving luncheon. She said there is fear in
51 the community, and she hears it from people who are concerned about high taxes, immigrant

1 neighbors, and Medicaid rate cuts, and all of this on top of the lack of affordable housing for people
 2 making less than \$74,000 a year. She said that the Board should stay focused on the work that
 3 only the Board can do. She requested that the Board consider whether their presence on
 4 unmandated boards is wise. She proposed taking a temporary hiatus from the ABC Board, Fire
 5 Chiefs Association, JCPC, Orange Care Coalition, Piedmont Food Processing Center, Solid
 6 Waste Advisory, Chapel Hill Chamber, and the Visitors Bureau. She said the Board should remain
 7 focused on the most pressing policy challenges.

8 Commissioner Carter extended congratulations to Chair Hamilton and thanked
 9 Commissioner Bedford for her service. She asked that with the challenges facing the community,
 10 she asked that the Board consider how community members with the experience and skillsets
 11 can support boards and commissions where a commissioner is not required.

12 Chair Hamilton said she looked forward to working with Vice-Chair Fowler. She said on
 13 November 18, the Board approved an Abolition Day proclamation. She encouraged everyone to
 14 reflect on Abolition Day and the values and progress that has defined the United States since
 15 then. She said she attended the agricultural breakfast. She said she appreciated the half day
 16 retreat on conservation subdivisions. She thanked the staff who supported residents using cold
 17 weather cots in the past week.

18 Vice-Chair Fowler said she attended a Board of Health meeting where they reviewed client
 19 satisfaction in the different departments. She said that overall, satisfaction was high. She said
 20 there is one vacancy on the Board of Health. She said they approved a proclamation in October
 21 regarding access to affordable housing and its impacts on health. She said the proclamation
 22 encouraged policy changes to increase access to affordable housing. She said she attended a
 23 safety summit at Chapel Hill Public Library on November 20 and hear a presentation on the need
 24 for safe and accessible transportation. She said the group described as "silent suffering" was
 25 particularly highlighted. She said the silent suffering are community members that the Board
 26 might not hear from and that the presented encouraged remembering those individuals in their
 27 service and decision making. She said the next day the tax work group will receive a virtual
 28 presentation from Wake County on how they've address vertical equity and tax revaluations. She
 29 said they will meet on Friday in-person to review RFP responses. She said the meeting on Friday
 30 would be in-person. She thanked the Board for their support and said that all the commissioners
 31 provide different and valuable perspectives.

32 Commissioner Bedford thanked everyone for their kind words. She said she filed for re-
 33 election.

34 Commissioner McKee said he also filed for re-election. He said he attended the
 35 Thanksgiving luncheon at Cedar Grove. He petitioned for a work session discussion on the
 36 possibilities and probabilities for expanding the Homestead Exemption. He described the
 37 difficulties people face as they age and their income drops, and he mentioned some ideas that
 38 would help alleviate their tax burden. He said getting it through the state legislature would be
 39 difficult, but he wanted to discuss if there is a path forward.

41 **4. Proclamations/ Resolutions/ Special Presentations**

42 **a. OCPEH Homeless Data and Annual Report**

43 The Board received an overview of the work of the Orange County Partnership to End
 44 Homelessness (OCPEH), including updated system level data about homelessness in Orange
 45 County submitted to the United States Department of Housing and Urban Development (HUD)
 46 earlier this year, as well as obstacles and successes.

47
 48 **BACKGROUND:** The Orange County Partnership to End Homelessness (OCPEH) was created
 49 in 2008 to coordinate funding and activities to end homelessness in Orange County. OCPEH is
 50 jointly funded by Orange County (39.5%) and the Towns of Carrboro (14.3%), Chapel Hill (39.7%),
 51 and Hillsborough (6.5%).

1 Overview

2 FY 2024-25 saw a series of transitions as OCPEH experienced new leadership, personnel, and
3 sites of operation with the Cold Weather Shelter. Community partners have experienced
4 reductions in funding and donations, resulting in diminished_program capacity at a time when
5 community need remains high. This period has also highlighted the importance of local and
6 regional collaboration to address the rise of homelessness.

7
8 The Orange County Partnership to End Homelessness (OCPEH) uses a variety of funding
9 sources to support community-level planning, coordination and evaluation efforts. Funders
10 include the federal and local government, foundations, and private partners.

11 Challenges

12 Due to the current federal administration, there is a serious risk that the HUD Continuum of Care
13 (CoC) grant will be partially cut. The recently released Continuum of Care Notice of Funding
14 Opportunity (NOFO) has mandated cuts to “permanent” housing of 70%, as well as only
15 guaranteeing 30% of annual renewal funding. Permanent housing includes both the Interfaith
16 Council’s Permanent Supportive Housing (PSH) program as well as OCPEH’s Rapid Rehousing
17 (RRH) program, and both agencies are eagerly awaiting clarification on the NOFO in order to
18 determine how to shift application requests in order to maximize possible funding. The programs
19 and positions currently funded by CoC Grants are:

- 20 ○ PSH (IFC, 79% of funding)
- 21 ○ RRH (OCPEH, 64% of funding)
- 22 ○ Coordinated Entry/Housing Helpline (OCPEH, 80% of funding)
- 23 ○ OCPEH Coordinator position (20% of funding)
- 24
- 25

26 Successes

27 As a small Continuum of Care, OCPEH expanded its impact by partnering with other local
28 homeless systems on federal funding opportunities. County government has increased its
29 commitment to address system needs and prioritized funding for two (2) main drivers of inequity
30 in the current system by investing in Permanent Supportive Housing expansion and funding for
31 Bridge Housing.

32
33 OCPEH has also broadened partnerships with the community on various efforts:

- 34 ● with the faith community through last winter’s Cold Weather Shelter (housed at University
35 Baptist Church in Chapel Hill);
- 36 ● with many community partners and Alliance Health;
- 37 ● with a pop-up event in coordination with UNC Health for a newly-awarded Street Medicine
38 grant; and
- 39 ● with the Town of Chapel Hill for use of its former police station for this year’s Cold Weather
40 Shelter.
- 41

42 The Road Ahead

43 Much of the future of homelessness programs in Orange County will be determined in the coming
44 months after the results of the CoC grant. Federal grants make up over one-third of homelessness
45 funding in the County, so any loss would be significant.

46
47 OCPEH continues to work with regional partners to identify and recruit providers to Orange
48 County to address system gaps. One such effort is underway with the potential use of 2700
49 Homestead Road in Chapel Hill for next winter’s Cold Weather Shelter, and for potential future
50 use as an Integrated Day Center along the lines of Raleigh’s “Oak City Cares.”

1
2 OCPEH has been increasing engagement with people with direct knowledge of the local
3 homeless system in system design, planning, and assessment, and will continue this focus in the
4 year to come. This includes the recently initiated Technical Assistance through the local HUD
5 office, as well as a collaborative Youth Homeless Systems Initiative grant coordinated by the
6 Central Pines Regional Council.

7
8 Danielle Decaprio, OCPEH Manager, made the following presentation:

9
10 Slide #1

**ORANGE COUNTY
HOMELESSNESS DATA**

Danielle DeCaprio, LCSW
OCPEH Homeless Program Manager
12.1.2025

 Orange County
Partnership to
End Homelessness

11
12
13 Slide #2

**SYSTEM PERFORMANCE MEASURES
(SPM)**

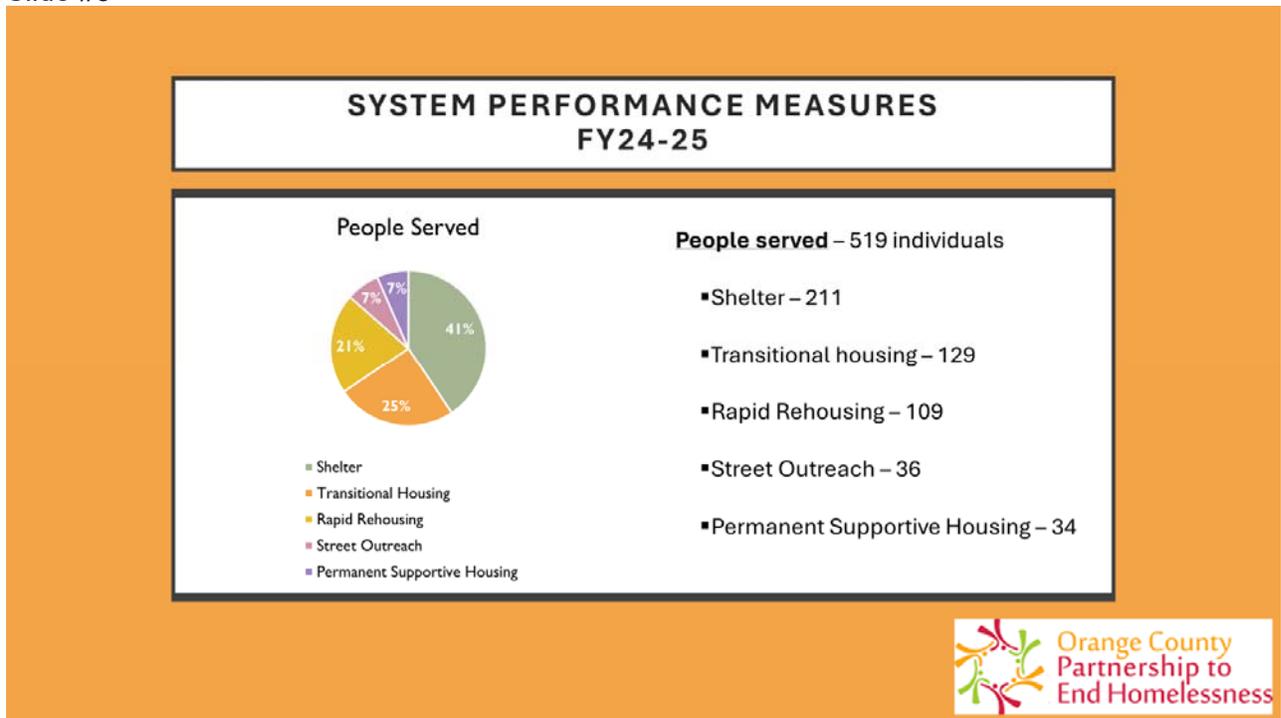
- SPM are an overview of the entire Continuum of Care
 - Uses data from Homeless Management Information System (HMIS)
- Includes the HUD funded agencies
 - Partnership to End Homelessness
 - Housing Helpline - Coordinated Entry (CE)
 - SOHRAD – Street Outreach (SO)
 - Rapid Rehousing - RRH (not including TBRA)
 - Inter-Faith Council for Social Service
 - HomeStart – Emergency Shelter (ES)
 - Cold Weather Cots (men, women) – Emergency Shelter (ES)
 - Community House – Transitional Housing (TH)
 - Permanent Supportive Housing (PSH)

 Orange County
Partnership to
End Homelessness

14
15 Commissioner Bedford asked if some people could be served by multiple programs. She
16 asked if, in the next slide, numbers are unduplicated.

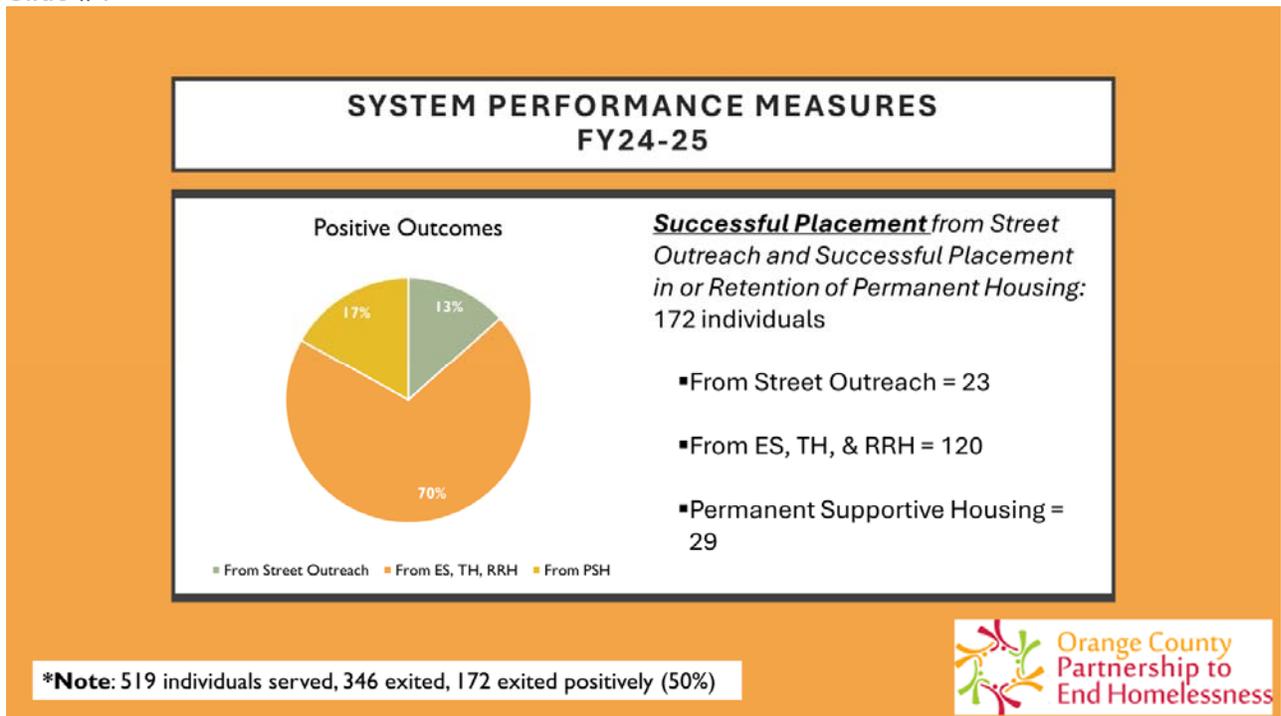
17 Danielle Decaprio said yes to both questions.

1 Slide #3



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Slide #4



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Commissioner Carter asked if the number of people served increased. Danielle Decaprio said they served 519 individuals in 2025 and in 2024 they served 525.

1 Slide #5

SYSTEM PERFORMANCE MEASURES FY24-25

Length of Time (LOT) Persons Remain Homeless

Change in the average and median length of time persons are homeless in ES, and TH projects

- Current FY Universe = 279 persons
- Current FY Average LOT Experiencing Homelessness = 143 days
Average: Total days divided by the total persons homeless during the reporting period
- Current FY Median LOT Experiencing Homelessness = 114 days



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Slide #6

SYSTEM PERFORMANCE MEASURES FY24-25

Returns to Homelessness from Permanent Housing

	Total Number of Persons who Exited to a Permanent Housing Destination (2 Years Prior)	Number Returning to Homelessness in Less than 6 Months	Percentage of Returns in Less than 6 Months	Number Returning to Homelessness from 6 to 12 Months	Percentage of Returns from 6 to 12 Months	Number Returning to Homelessness from 13 to 24 Months	Percentage of Returns from 13 to 24 Months	Number of Returns in 2 Years	Percentage of Returns in 2 Years
Exit from SO	38	1	2.63%	0	0.00%	1	2.63%	2	5.26%
Exit from ES	40	0	0.00%	0	0.00%	1	2.50%	1	2.50%
Exit from TH	21	2	9.52%	0	0.00%	2	9.52%	4	19.05%
Exit from PH	36	3	8.33%	0	0.00%	0	0.00%	3	8.33%
TOTAL	135								
Total Returns To Homelessness		6	4.44%	0	0.00%	4	2.96%	10	7.41%



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Commissioner McKee asked if there are people moving into the county that offset the reductions made in the number of unhoused people.

Danielle Decaprio said yes, and she would expand on that in the next slide.

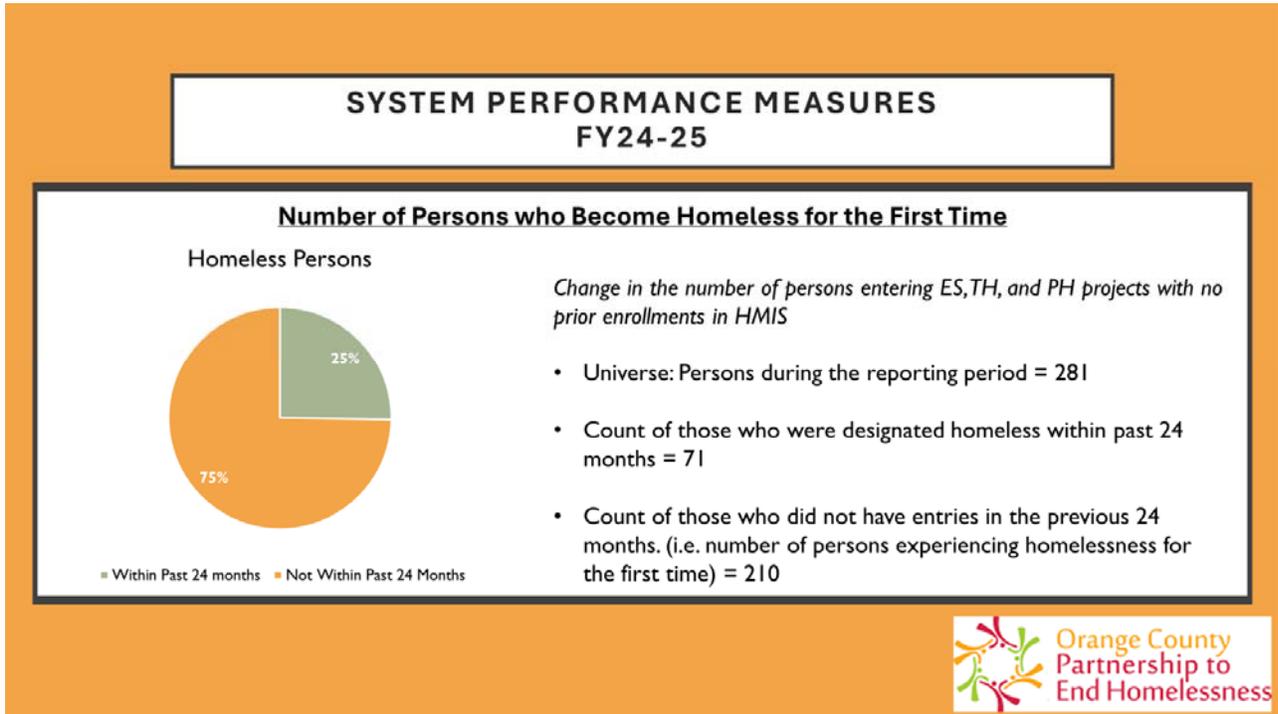
Commissioner McKee asked if a return to homelessness is over a one- or two-year period. He asked what that looks like further out than two years.

1 Danielle Decaprio said that is how HUD breaks down the figures. She said she would get
2 the data and review.

3 Commissioner McKee said there seems to be a cycle that is difficult to break.

4 Danielle Decaprio said she thinks it has to do with vacancies and affordable housing as
5 well as the reduction of funding from the federal government. She said they were just informed
6 that they can only count on 30% of their current funding level, whereas in the past they could rely
7 on receiving 90%.

8
9 Slide #7



10 Danielle Decaprio said HUD defines first time homeless as an individual who had not
11 appeared in the system for the previous two years.
12
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1 Slide #8

PARTNERSHIP PROGRAM LEVEL DATA

- In Spring of 2025, the Partnership began tracking monthly program level data.
- Since then, this data is shared with the Partnership's Leadership Team monthly and reported out quarterly.
- This tracking continues to evolve based on feedback from the Leadership Team.
- ***Note - *This report will share FY24-25 data and 1st Qtr FY25-26.*** Since this tracking started mid-year, we do not have full year data for all programs.

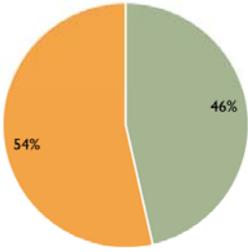


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Slide #9

COORDINATED ENTRY FY24-25

Method



Method	Percentage
Phone	54%
In-person	46%

Coordinated Entries Conducted = 437

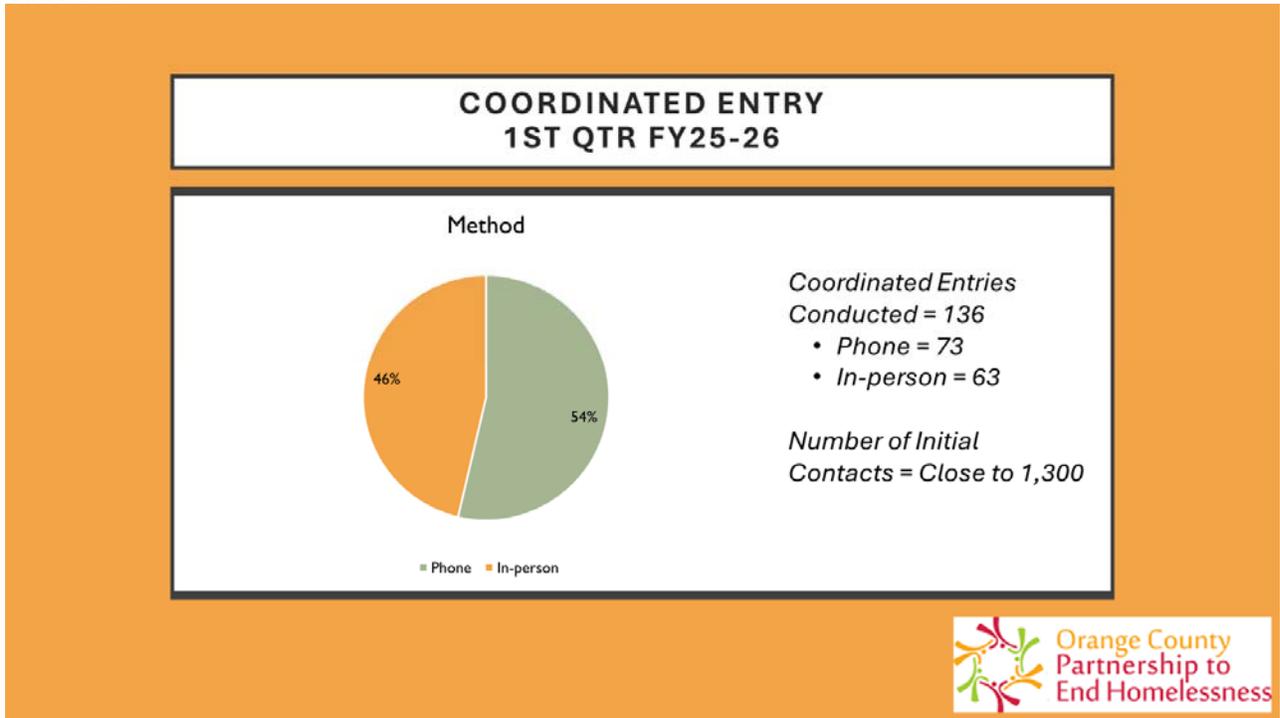
- Phone = 203
- In-person = 234

Number of Initial Contacts = Over 5,200



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1 Slide #10



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Slide #11

STREET OUTREACH, HARM REDUCTION AND DEFLECTION (SOHRAD) FY24-25

Services Provided	Count
Comprehensive Clinical Assessments Completed	8
Assistance with Completing Housing Applications	14
Deflections from arrests - Example: businesses contacting Team, instead of police	80
Diversion Placement/Housing - Connections to treatment, bridge housing	7
Survival Supplies - # of person provided to	168
Harm Reduction - # of contacts: narcan, PORT team	11
# of Outreach to Jail	18
Transportation assistance	32
Co-response	35

- On average, SOHRAD worked with 23 enrolled households per month and of those, on average, 15 households were engaged/working on housing plan.
- On average, 10% monthly exited to positive destination.
- On average, 27% monthly had income.

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1 Slide #12

SOHRAD 1ST QTR FY25-26

Services Provided	Count
Comprehensive Clinical Assessments Completed	1
Assistance with Completing Housing Applications	0
Deflections from arrests - Example: businesses contacting Team, instead of police	12
Diversion Placement/Housing - Connections to treatment, bridge housing	1
Survival Supplies - # of person provided to	21
Harm Reduction - # of contacts: narcan, PORT team	6
# of Outreach to Jail	10
Transportation assistance	1
Co-response	23

- On average, SOHRAD worked with 25 enrolled households per month and of those, on average, 14 households were engaged/working on housing plan.
- On average, 1% monthly exited to positive destination. (Note – Only 1 positive exit this year thusfar.)
- On average, 23% monthly had income.



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Slide #13

HOUSING ACCESS FY24-25

	Total
Number of Leases Signed	169
HCV	164
RRH	5
Landlords Engaged through Outreach	46
Number of New Landlords Enrolled	25
Landlord Incentive Payments (LIP) Processed	18
Risk Mitigation Processed	16
Units Added to Master Housing List	110
Community Meetings Facilitated	9
Landlord Engagement Roundtable	4
Community and Provider Trainings	3
Client Focused Trainings	2
Yellow Highlights = Incomplete Data	



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Vice-Chair Fowler asked what RRH stands for in slide #13.
Danielle Decaprio said rapid rehousing.

1 Slide #14

HOUSING ACCESS 1ST QTR FY25-26

	Total
Number of Leases Signed	43
HCV	31
RRH	12
Landlords Engaged through Outreach	11
Number of New Landlords Enrolled	4
LIP's Processed	4
Risk Mitigation Processed	4
Units Added to Master Housing List	34
Community Meetings Facilitated	4
Landlord Engagement Roundtable	1
Community and Provider Trainings	3
Client Focused Trainings	0



2
3 Commissioner Bedford asked if the leases in the first quarter included people affected by
4 Tropical Storm Chantal.
5 Danielle Decaprio said these are new leases signed, not renewals.
6 Commissioner Bedford said that some people who were displaced did not go back to their
7 old homes.
8 Danielle Decaprio said the number would include those.

9
10 Slide #15

RAPID REHOUSING 3RD QTR FY24-25

	Apr-25	May-25	Jun-25	Total
Number of New Enrollments	7	7	4	18
Number of New Move Ins	0	3	2	5
Total Households	17	25	22	
Number of Families	5	8	7	
Number of Adult Only Households	12	17	15	
Income at Start (adults)				
No	9	13	14	
Yes	12	15	13	
Unknown	0	1	0	
Percentage with Income	57%	52%	48%	
Number of Positive Exits (persons)		4	3	
Total Persons Exiting		9	7	
Percentage of Positive Exits		44%	43%	
Number of Active Cases		31	41	



11

1 Slide #16

**RAPID REHOUSING
1ST QTR FY25-26**

	Jul-25	Aug-25	Sep-25	Total
Number of New Enrollments	21	1	0	22
Number of New Move Ins	1	8	5	14
Total Households	40	41	41	
Number of Families	8	8	8	
Number of Adult Only Households	32	33	33	
Income at Start (adults)				
No	19	19	19	
Yes	22	23	23	
Unknown	1	0	0	
Percentage with Income	52%	55%	55%	
Number of Positive Exits (persons)	3	-	-	
Total Persons Exiting	3	0	0	
Percentage of Positive Exits	100%	-	-	
Number of Active Cases	43	41	41	



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Slide #17

**SSI/SSDI OUTREACH, ACCESS AND RECOVERY
(SOAR)
FY24-25**

New Referrals To SOAR	25
Number of Cases that OC is Auth Rep (duplicated)	24
Newly assigned cases to county staff as Authorized Rep	14
Number of Cases OC Provided Informal Support	9
Number of Cases Submitted for the First Time	12
Number of Successful Outcomes	4



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Danielle Decaprio said they adjusted the outcomes for SOAR between last year and the current year after learning lessons and gaining a better understanding of appropriate referrals that will be eligible to obtain SSI and SSDI.

1 Slide #18

SOAR 1ST QTR FY25-26	
New Referrals To SOAR	22
Eligible Referrals	10
Newly assigned cases to county staff as Authorized Representative	8
Social Security Income (SSI)/Social Security Disability Income (SSDI) Application Packets Submitted	5
Successful Outcomes	5
Trainings Provided / Outreach Events	5

*NOTE - Changed Outcomes Slightly from Previous Fiscal Year



2
3 Chair Hamilton asked what an authorized representative is.
4 Danielle Decaprio said it's a designation given to staff by the SSA office to authorize them
5 to work on behalf of a client and submit medical records, help them with the application, and take
6 them to their appointments and necessary.

7
8 Slide #19

QUESTIONS?

Danielle T. DeCaprio, LCSW
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ddecaprio@orangecountync.gov
919.895.2427



1 Commissioner Greene said HUD plans to institute a 30% cap on the amount that can be
2 requested for permanent supportive housing and rapid rehousing. She read from a statement by
3 the National Alliance on Homelessness that this will force continuance of care to reallocate
4 funding from existing permanent housing projects in order to create new projects with preference
5 for new transitional housing and new supportive systems only. She said she did not understand
6 the following awards process changes to Tier 1 and 2 as read from the National Alliance
7 Homelessness website:

8 “Significant adjustments to funding tiers. Tier one will likely be significantly reduced so that a large
9 majority of funding will be subject to continuum of care score. For reference in 2024, tier one was
10 equal to 90% of a continuum of cares funding while tier two was equal to only 10% reflective of
11 the longstanding priority given by HUD and Congress to renewal funding.

12 She asked for clarification.

13 Danielle Decaprio said all projects are ranked and reviewed. She said Tier 1 funding is
14 thought of as harmless funding and has typically been 90-95%. She said Tier 2 goes into a
15 national competition, where the odds of getting that funding is a lot lower. She said Tier 2 used
16 to be 5-10%. She said now Tier 1 will be 30% and Tier 2 will be 70%. She said the county’s Tier
17 1 funding would be \$360,000 and their cost for permanent housing projects is \$900,000.

18 Commissioner Greene said there was a section on penalties for organizations or programs
19 not aligned with administration priorities, and one is harm reduction practices. She asked how
20 that will impact the county.

21 Blake Rosser, Housing Director, said Tier 2 scoring is done under the term “merit review,”
22 which is 140 points. He said the penalties are contained in the rubric. He said there are 16 points
23 for demonstrating a certain amount of transitional housing or sober living facilities that already
24 exist and to demonstrate partnerships with those facilities, which the county doesn’t have. He
25 said that the county would then miss out on those points. He said staff have gone through the
26 rubric carefully, calculating that the county is standing to not be eligible for 40-60 points. He said
27 to bear in mind that they are competing with other continuum of care programs nationally, many
28 of whom might not be eligible for points. He said it’s difficult to know where they stand in
29 comparison to other continuum of care programs.

30 Commissioner Greene asked if the county will be penalized for having harm reduction
31 strategies.

32 Blake Rosser said the penalty will just be that the county does not get the points in the
33 merit review.

34 Commissioner Portie-Ascott thanked Danielle Decaprio for her presentation. She asked
35 how many people are chronically homeless.

36 Danielle Decaprio said the term chronically homeless is for someone who is homeless a
37 certain length of time and has a disability. She said that potentially could be 60-80 individuals on
38 any given night.

39 Commissioner Carter thanked Danielle Decaprio for her presentation. She asked if the
40 65% reduction in funding is because of the Tier 1 reduction.

41 Danielle Decaprio said it is a separate source of funding, the emergency solutions grant.
42 She said in previous years there was a condition that no continuum of care would receive less
43 than \$100,000. She said that the state ESG office saw no reason to continue that stipulation and
44 reduced the amount to what is considered Orange County’s “fair share,” which is \$45,000.

45 Commissioner Carter asked why the total population served decreased from 2024 to 2025.
46 Danielle Decaprio said it could be related to a couple of things, but she said the rapid
47 rehousing team did a great job. She said they turned over 100% of their caseload and housed
48 about 40 new households.

49 Chair Hamilton thanked Danielle Decaprio for the presentation. She said it is helpful for
50 the Board to understand the funding that the program might not get. She said she would like to

1 know more about the population experiencing homelessness. She said it would help her have a
 2 better sense of what’s underlying the trends.

3 Danielle Decaprio said they are having conversations locally how the CoCs can share
 4 information appropriately and privately.

5 Blake Rosser said they will try to add more of a narrative piece in the future. He said they
 6 plan to make a twice a year report to the Board and would report more demographics.

7
 8 **5. Public Hearings**

9 None.

10
 11 **6. Regular Agenda**

12 **a. BOCC Boards and Commissions Assignments**

13 The Board selected the boards and commissions Board members will serve on during 2026.

14
 15 **BACKGROUND:** County Commissioners serve on various County and County-related boards
 16 and commissions. On an annual basis, BOCC members indicate their desire to continue serving
 17 on specific boards or commissions or their desire to make changes. The following attachments
 18 are provided to aid in the selection process:

19
 20 Attachment 1: Email - Annual BOCC Boards and Commissions Assignments - Required vs. Non-
 21 Required Boards

22 Attachment 2: Policy Governing the Selection Process of BOCC Boards/Commissions
 23 Assignments

24 Attachment 3: Selection Process Guide

25 Attachment 4: Current Boards and Commissions List

26
 27 Tara May, Deputy Clerk to the Board, introduced the item. She reviewed the Boards that
 28 commissioners are not required to serve on:

29

Board Name	Commissioner Required to Serve?
Active Boards	
ABC Board	1 Commissioner Commissioner not required, but serves by practice as a non-voting member
Alliance Health Board of Directors	1 Commissioner Required per Alliance bylaws
Board of Health	1 Commissioner Required per Board of Health bylaws
Board of Social Services	1 Commissioner Commissioner not specifically required by statute, but has historically served as the second county appointee
Burlington/Graham MPO Transportation Advisory Committee	2 Commissioners: 1 member, 1 alternate Required per Memorandum of Understanding establishing BGMPO TAC

Central Pines Regional Council Board of Delegates	2 Commissioners: 1 member, 1 alternate Required per Central Pines Charter Resolution
Central Pines Rural Planning Organization (CPRPO) Rural Transportation Advisory Committee	2 Commissioners: 1 member, 1 alternate Required per Central Pines Charter Resolution
Climate Council	1 Commissioner Required per Climate Council bylaws
Co-Gen Rail Transformation Project Policy Steering Committee	1 Commissioner Required per Memorandum of Agreement establishing Committee
Cooperative Extension Leadership Council	1 Commissioner Commissioner not required, but serves by practice as ex officio member
Durham Tech Board of Trustees	1 Commissioner Required per Board of Trustees bylaws
Fire Chief's Association of Orange County	1 Commissioner Commissioner not required, but serves by practice as non-voting member
GoTriangle Board of Trustees	1 Commissioner Required per GoTriangle Charter
GoTriangle Special Tax Board	2 Commissioners Required per GoTriangle
Healthy Carolinians	1 Commissioner Commissioner not required, but by practice is often the same Commissioner who serves on the Board of Health
Intergovernmental Parks Work Group	2 Commissioners: 1 member, 1 alternate Required per Resolution establishing the IPWG
JCPC (Orange County Juvenile Crime Prevention Council)	1 Commissioner Required per JCPC bylaws County attorney advises a designee could serve instead; Deputy County Manager Caitlin Fenhagen has volunteered if the Board would like to pursue appointing a designee
Jordan Lake One Water Coalition Board of Directors	1 Commissioner Required per JLOW
Justice Advisory Council	2 Commissioners Required by action establishing the JAC
Legislative Issues Work Group (LIWG)	2 Commissioners Required per BOCC practice

Orange Care Coalition (Family Success Alliance Advisory Council)	1 Commissioner Commissioner not required, but serves by practice
Orange County Behavioral Health Task Force	1 Commissioner Commissioner not required, but serves by practice
Orange County Local Government Affordable Housing Collaborative	1 Commissioner Required per resolution establishing Collaborative
Orange County Partnership for Young Children Board of Directors	1 Commissioner Required per Partnership
Orange County Partnership to End Homelessness Leadership Team	1 Commissioner Required per Leadership Team Governance Charter
Piedmont Food Processing Center	1 Commissioner Commissioner not required, but serves by practice as one of the county designees
Research Triangle Regional Partnership Executive Board	1 Commissioner Commissioner required because Orange County is a member of RTRP
Solid Waste Advisory Group (SWAG)	2 Commissioners Required per action establishing SWAG
The Chamber For a Greater Chapel Hill-Carrboro Board of Directors	1 Commissioner Required per Chamber; non-voting member
Triangle West Transportation Planning Organization (TPO) Board	2 Commissioners: 1 member, 1 alternate Required per TPO bylaws
Upper Neuse River Basin Association Board of Directors	2 Commissioners: 1 member, 1 alternate Required per UNRBA
Visitor's Bureau Advisory Board	1 Commissioner Required per Advisory Board by-laws
Inactive Boards	
North/South Bus Rapid Transit (N/S BRT) Policy Committee	1 Commissioner Commissioner not required, but serves by practice
Strategic Communications Work Group	2 Commissioners Required per BOCC action establishing Work Group
GoTriangle Transit Advisory Committee	1 Commissioner Required per GoTriangle

1 Regarding the ABC Board, Commissioner Bedford said it is important to have a liaison on
2 the ABC Board. She recalled a time when the ABC Board was considering not paying a living
3 wage, but having a commissioner on the board ensured that it happened.

4 Vice-Chair Fowler agreed that it is important.

5 Commissioner McKee said commissioner presence helps improve the amount that they
6 give to the justice budget. He said they also give out community awards that are helpful to be
7 aware of as the county also provides funding to some of those people.

8
9 There was no motion to discontinue service on the ABC Board.

10
11 Regarding the Board of Social Services, Commissioner McKee said it provides information
12 to the commissioners as to what is going on with social services and the county. He said it is an
13 important board.

14 Vice-Chair Fowler said there may be hot topics coming before the Board of Social Services
15 where it would be helpful for a commissioner to be aware of.

16 Commissioner Greene said it goes both ways. She said the community is interested in
17 having a commissioner be there to support accountability, and the Board of Social Services
18 appreciates having a commissioner there to bring feedback to the Board of Commissioners.

19 Commissioner Carter asked if a commissioner could attend without being assigned.

20 Commissioner McKee said attending without being a board member might raise
21 questions.

22 Commissioner Bedford said attending as a member of the public would only mean making
23 comments during the public comment period, but the commissioner wouldn't be participating. She
24 said because social services the number one budget for the county it is important to have a
25 commissioner. She said due to the size (only five members), it becomes even more important that
26 a commissioner attend.

27 Commissioner Greene said she would likely not attend a public meeting voluntarily as it
28 would not be regularly on her agenda and part of her job.

29 Commissioner Portie-Ascott asked if an alternate is possible if a commissioner cannot
30 attend a Board of Social Services meeting.

31 Commissioner Bedford said that is not allowed.

32
33 There was no motion to discontinue service on the Board of Social Services.

34
35 Regarding the Cooperative Extension Leadership Council, Vice-Chair Fowler said that
36 while she'd served on it and enjoyed her time, it is not critical to have a commissioner.

37 Commissioner McKee agreed.

38 Commissioner Greene said she has not attended, but she is interested in the council.

39 Commissioner Portie-Ascott said she currently serves on the council and finds very
40 interesting. She said that is one the Board should keep.

41 Commissioner Bedford said it only meets quarterly. She said she thought having a
42 commissioner serve was at the request of the council. She asked Tara May if that was correct.

43 Tara May said she was not aware.

44 Commissioner Bedford said she believed the council asked for it. She said the Food
45 Council was dissolved and food insecurity and food systems are now with Cooperative Extension,
46 and these things are under attack.

47
48 There was no motion to discontinue service on the Cooperative Extension Leadership
49 Council.

50

1 Regarding the Fire Chiefs' Association, Commissioner McKee said when he first began
2 serving, there was a lot of dissension between the county and the fire departments. He said the
3 fire departments are a critical safety component in the community. He said not having a
4 representative could send a message that the Board isn't interested. He said he supported
5 continuing having a commissioner serve on the association. He said it is a partnership issue.

6 Chair Hamilton said that this may be a situation where the county has a conversation with
7 the association as to whether representation should continue.

8 Commissioner McKee agreed.

9
10 There was no motion to discontinue service on the Fire Chiefs Association.

11
12 Regarding Healthy Carolinians, Commissioner Bedford said it might not be essential, but
13 the group reports to the Board of Health. She said they develop new community health
14 improvement plans. She said it is an intense process every four years, but they meet less
15 between plan years.

16 Vice-Chair Fowler said she served on Healthy Carolinians and while she found it
17 interesting due to her medical career and experience, she didn't think it was necessary.

18 Commissioner Bedford asked if they could only vote to put someone on the board every
19 four years.

20 Chair Hamilton suggested that whoever is on the Board of Health could serve on Healthy
21 Carolinians during plan years.

22
23 Chair Hamilton made a motion to not appoint a commissioner to Healthy Carolinians.
24 Commissioner Bedford seconded the motion.

25
26 **VOTE: UNANIMOUS**

27
28 Regarding Orange Care Coalition, Vice-Chair Fowler said a commissioner was not
29 necessary on that board.

30 Commissioner Greene said that when it first started, there were two commissioners, then
31 one, and if they reduce it to zero, that's a good sign. She said that means the program launched
32 successfully.

33
34 Vice-Chair Fowler moved to discontinue having a county commissioner serve on the
35 Orange Care Coalition. Commissioner Portie-Ascott seconded the motion.

36
37 **VOTE: UNANIMOUS**

38
39 Regarding Juvenile Crime Prevention Council (JCPC), Tara May said that the County
40 Attorney advised that a designee could serve instead of a commissioner. She said Deputy County
41 Manager Caitlin Fenhagen is willing to serve.

42 Commissioner Carter said there should be county representation on JCPC. She said
43 having Caitlin Fenhagen would hold the county in good stead and continue the work of the council.

44 Commissioner Portie-Ascott supported having Caitlin Fenhagen serve on JCPC.

45 Commissioner Bedford agreed, but she said that there may be another qualified staff
46 member who would also be appropriate to serve on the council. She suggested the County
47 Manager designate a staff member to attend.

48
49 Commissioner Bedford made a motion to not appoint a commissioner to the JCPC and to
50 allow the County Manager to designate a staff member to attend. Commissioner Carter seconded
51 the motion.

1 **VOTE: UNANIMOUS**

2
3 Regarding the Behavioral Health Task Force, Chair Hamilton said as someone who served
4 on the task force, it gives her the information about what's going on in Orange County, which is
5 really helpful for Alliance Board meetings. She said it's a really important task force to be a part
6 of.

7
8 There was no motion to discontinue service on the Behavioral Health Task Force.

9
10 Regarding Piedmont Food Processing Center (PFPC) board, Commissioner Carter said
11 the organization recently worked on their mission and goal setting, and the county also has an
12 MOU with the center. She said structurally, the center is moving in a good direction. She said
13 the bylaws do not require a commissioner, and other counties do not have their commissioners
14 participating. She suggested appointing a community member with ties to the agricultural
15 community.

16 Commissioner Greene said because it is working with food systems it is important to keep
17 a commissioner on the center's board.

18 Commissioner McKee said both comments were good, but he agreed with Commissioner
19 Greene a little more strongly. He recalled a time when relationships with the PFPC were not good,
20 but the improvements are encouraging. He said that this is a board they should be part of.

21 Commissioner Bedford asked if the center's bylaws state that Orange County can appoint
22 someone to the board.

23 Commissioner Carter said they don't state that a commissioner must be appointed.

24 Commissioner Bedford said that their bylaws should be updated.

25 John Roberts said that the Board of Commissioners do not appoint anyone to the PFPC
26 board, but makes a recommendation for that board to appoint. He said the bylaws provides that
27 they shall have one director from each of the four original interlocal county partners. He said that
28 the center's board has to appoint an individual, but the commissioners are making a
29 recommendation.

30 Commissioner Bedford said no other counties are represented and the bylaws need to be
31 improved.

32 Vice-Chair Fowler asked if PFPC changed their bylaws.

33 John Roberts said the bylaws are different than what they were in 2012, so at some point
34 they were updated. He said based on the version he has, it still requires one individual from each
35 of the four county partners.

36 Vice-Chair Fowler said that the bylaws need work, and a commissioner should stay until
37 that is corrected.

38 Commissioner Greene said given that PFPC works with the food system, which includes
39 farmers and Cooperative Extension, it seems important that someone from the Board of
40 Commissioners be appointed by them to the center's board.

41
42 Commissioner Carter made a motion to recommend an appointee selected by the Board
43 that is not necessarily a commissioner who is standing in good stead in the organization.
44 Commissioner McKee seconded the motion.

45
46 Vice-Chair Fowler said they just heard that they can't appoint a designee.

47 Commissioner McKee said that the Board doesn't appoint, but a recommendation is sent
48 to the center's board for their appointment.

49

1 Commissioner Carter made an amendment to her motion that a commissioner continue
2 to serve on the center's board until an individual is recommended. Commissioner McKee agreed
3 with the amendment.

4
5 Commissioner Bedford said it is important to fix the bylaws first.

6 Commissioner Greene said that the PFPC board has the power to find farmers to be on
7 the center's board.

8
9 Commissioner Carter clarified that the motion was for a recommendation be made for a
10 community member to serve on the PFPC board and a commissioner to serve until the
11 appointment process is complete.

12
13 **VOTE: Ayes, 3 (Commissioner Portie-Ascott, Commissioner Carter, Commissioner
14 McKee); Nays, 4 (Commissioner Greene, Chair Hamilton, Vice-Chair Fowler, Commissioner
15 Bedford)**

16
17 **MOTION FAILS**

18
19 Regarding the NSBRT, Tara May said that the board is currently inactive.

20
21 Commissioner Greene made a motion to not nominate anyone for the NSBRT board.
22 Vice-Chair Fowler seconded the motion.

23
24 **VOTE: UNANIMOUS**

25
26 Regarding the GoTriangle Transit Advisory Committee, Tara May said she didn't have any
27 documentation requiring a commissioner to serve.

28 Commissioner Greene said she's been on the GoTriangle board for three years and has
29 never heard of this committee.

30 Chair Hamilton suggested not taking action on the advisory committee due to lack of
31 information.

32
33 The Board made the following boards and commissions selections:

34
35 **Commissioner Bedford**

- 36 • Board of Social Services
- 37 • Central Pines Rural Planning Organization (CPRPO) Transportation Advisory Committee
- 38 (TAC) (alternate)
- 39 • Durham Tech Board of Trustees
- 40 • Fire Chiefs' Association of Orange County
- 41 • Justice Advisory Council
- 42 • Orange County Partnership to End Homelessness Leadership Team
- 43 • Solid Waste Advisory Group

44
45 **Commissioner Carter**

- 46 • Jordan Lake One Water Coalition Board of Directors
- 47 • Legislative Issues Work Group
- 48 • The Chamber for a Greater Chapel Hill-Carrboro Board of Directors
- 49 • Triangle West Transportation Planning Organization (TPO) Board (alternate)
- 50 • Upper Neuse River Basin Association Board of Directors (member)

Vice-Chair Fowler

- Burlington/Graham MPO Transportation Advisory Committee (alternate)
- Climate Council
- Co-Gen Rail Transformation Project Policy Steering Committee
- Go Triangle Special Tax Board
- Intergovernmental Parks Work Group (member)
- Triangle West Transportation Planning Organization (TPO) Board (member)

Commissioner Greene

- Central Pines Regional Council Board of Delegates (member)
- Go Triangle Board of Trustees
- Orange County Local Government Affordable Housing Collaborative
- Piedmont Food Processing Center Board of Directors
- Visitor's Bureau Advisory Board

Chair Hamilton

- Alliance Health Board of Directors
- Central Pines Regional Council Board of Delegates (alternate)
- Intergovernmental Parks Work Group (alternate)
- Justice Advisory Council
- Orange County Behavioral Health Task Force
- Solid Waste Advisory Group

Commissioner McKee

- Alcoholic Beverage Control Board
- Board of Health
- Burlington/Graham MPO Transportation Advisory Committee (member)
- Cooperative Extension Leadership Council
- Go Triangle Special Tax Board
- Upper Neuse River Basin Association Board of Directors (alternate)

Commissioner Portie-Ascott

- Central Pines Rural Planning Organization (CPRPO) Transportation Advisory Committee (TAC) (member)
- Legislative Issues Work Group
- Orange County Partnership for Young Children Board of Directors
- Research Triangle Regional Partnership Executive Board

A motion was made by Commissioner McKee, seconded by Commissioner Greene, to approve the commissioner appointments as selected and discussed by the Board.

VOTE: UNANIMOUS

7. Reports

None.

1 **8. Consent Agenda**

- 2
- 3 • Removal of Any Items from Consent Agenda
 - 4 • Approval of Remaining Consent Agenda
 - 5 • Discussion and Approval of the Items Removed from the Consent Agenda

6

7 A motion was made by Commissioner McKee, seconded by Commissioner Carter, to

8 approve the consent agenda.

9

10 **VOTE: UNANIMOUS**

11

12 **a. Minutes**

13 None.

14 **b. Motor Vehicle Property Tax Releases/Refunds**

15 The Board adopted of a resolution to release motor vehicle property tax values for nine (9)

16 taxpayers with a total of nine (9) bills that will result in a reduction of revenue.

17 **c. Property Tax Releases/Refunds**

18 The Board adopted of a resolution to release property tax values for thirty (30) taxpayers with a

19 total of thirty-eight (38) bills that will result in a reduction of revenue.

20 **d. Late Applications for Property Tax Exemption/Exclusion**

21 The Board approved twelve (12) untimely applications for exemption/exclusion from ad valorem

22 taxation for sixteen (16) bills for the 2025 tax year.

23 **e. Property Tax Release/Refund Request – Laura Jost Malahias**

24 The Board approved a resolution denying a request for release/refund of taxes submitted by Laura

25 Jost Malahias.

26 **f. Renewal of Fairview Park Memorandum of Interlocal Agreement**

27 The Board renewed a Memorandum of Interlocal Agreement (MOA) with the Town of Hillsborough

28 for a five-year term for certain activities and operations at Fairview Park.

29 **g. Resolution of Approval – Alamance County Ownership of Donated Land Within Orange**

30 **County**

31 The Board adopted a resolution approving Alamance County taking ownership of a parcel of land

32 in Orange County for inclusion in a future Alamance regional park.

33 **h. Approval of ABB, Inc. Performance Agreement Amendment**

34 The Board approved a proposed amendment to the performance agreement between ABB, Inc.

35 and Orange County providing a one-month extension to the termination date to allow for

36 verification of the final year performance metrics.

37 **i. Approval of School Enrollment Forecasting Contract with UNC**

38 The Board approved an intergovernmental agreement with UNC for the Carolina Population

39 Center's Carolina Demography to conduct an enrollment forecast for both school districts.

40

41 **9. County Manager's Report**

42 Travis Myren had no report.

43

44 **10. County Attorney's Report**

45 John Roberts had no report.

46

47 **11. *Appointments**

48 None.

49

50

1 **12. Information Items**

- 2 • November 18, 2025 BOCC Meeting Follow-up Actions List
- 3 • Tax Collector’s Report – Numerical Analysis
- 4 • Tax Collector’s Report – Measure of Enforced Collections
- 5 • Tax Collector’s Report – Foreclosure Chart
- 6 • Tax Assessor’s Report – Releases/Refunds under \$100
- 7 • Memorandum - Board of Health Resolution Promoting the Development of Adequate
- 8 Affordable Housing
- 9 • Appeals and Neighborhood Reviews Update Reports

10
11 **13. Closed Session**

12 None.

13
14 **Adjournment**

15
16 A motion was made by Vice-Chair Fowler, seconded by Commissioner McKee, to adjourn
17 the meeting at 9:00 p.m.

18
19 **VOTE: UNANIMOUS**

20
21 Jean Hamilton, Chair

22
23
24 Recorded by Laura Jensen, Clerk to the Board

25
26 Submitted for approval by Laura Jensen, Clerk to the Board

1 **DRAFT**

2 **MINUTES**
3 **ORANGE COUNTY**
4 **BOARD OF COMMISSIONERS**
5 **BUSINESS MEETING**
6 **December 9, 2025**
7 **7:00 p.m.**

8 The Orange County Board of Commissioners met for a Business Meeting on Tuesday, December
9 9, 2025, at 7:00 p.m. at the Southern Human Services Center in Chapel Hill, NC.

10
11 **COUNTY COMMISSIONERS PRESENT:** Chair Jean Hamilton, Vice-Chair Amy Fowler, and
12 Commissioners Jamezetta Bedford, Marilyn Carter, Sally Greene, Earl McKee, and Phyllis Portie-
13 Ascott

14 **COUNTY COMMISSIONERS ABSENT:** None.

15 **COUNTY ATTORNEYS PRESENT:** John Roberts

16 **COUNTY STAFF PRESENT:** County Manager Travis Myren and Clerk to the Board Laura Jensen
17 (All other staff members will be identified appropriately below).

18
19 Chair Hamilton called the meeting to order at 7:00 p.m. All commissioners were present.

20
21 **1. Additions or Changes to the Agenda**

22 A motion was made by Commissioner McKee, seconded by Commissioner Carter, to add
23 the approval of a Resolution Supporting JCPC Legislative Requests for Increased Funding as
24 item 8-h, and to add item 11-a to discuss appointments to the Orange County Juvenile Crime
25 Prevention Council.

26
27 Commissioner Bedford pointed out that there is also a need to add a closed session to
28 consult with the county attorney.

29
30 Commissioner McKee amended his motion to include all three additions.

31
32 **VOTE: UNANIMOUS**

33
34 Chair Hamilton read the public charge. She reviewed the instructions for making public
35 comment.

36
37 **2. Public Comments (Limited to One Hour)**

38 **a. Matters not on the Printed Agenda**

39 Bill Madden said he used to referee adult soccer in Chapel Hill and recalled that Mark
40 Marcopolos played in the league. He said former Commissioner Marcopolos cared about his
41 teammates and everyone on the field. He said he helped canvas for Mark Marcopolos when he
42 ran for the Board of County Commissioners, and he will be missed. He also thanked
43 Commissioner Greene for her time on the Chapel Hill Town Council, recalling her past role in
44 questioning developers about affordable housing, and appreciated her public service and public
45 transit use. He added his wishes that she'd stay for another year on the Board.

46
47 **b. Matters on the Printed Agenda**

48 (These matters will be considered when the Board addresses that item on the agenda below.)

49

50

3. Announcements, Petitions, and Comments by Board Members

Commissioner Portie-Ascott began by sharing an urgent email received from Kevin Leonard, Executive Director of the North Carolina Association of County Commissioners (NCACC), about a new NC House Special Committee to examine property taxes. She read from the email, which expressed both optimism about having the opportunity to share perspectives but also realism about national trends. Leonard noted that states like Florida and California were seeking to "limit cap or even eliminate property taxes," and these trends "may influence policy conversations here in North Carolina." The first committee meeting was scheduled for December 17th in Raleigh. Leonard's call to action urged commissioners to begin conversations with their NC House and Senate members about how changes to the property tax system could affect service delivery and budgets. Commissioner Portie-Ascott also reported on the district directors' meeting, announcing that the first District 9 meeting would be held jointly with Districts 10, 11, 12, and 18 on March 6th from 10 AM to 2 PM in either Randolph or Guilford County. She thanked the county manager for agreeing to assist with advertising. She concluded by describing a Northern Orange First Saturday Speakers Forum she and Commissioner Carter had participated in, hosted by Representative Renee Price, focused on the housing crisis. They discussed the Longtime Homeowners Assistance program, rental assistance, and eviction diversion work. Community questions included: What are measurable affordable housing goals, and how is progress reported? How are developers held accountable for affordable housing commitments? How can equitable access be ensured for low-wealth households, immigrant families, and local workers? Will rental assistance and eviction prevention resources be expanded? The community also raised concerns about septic system failures that can "financially devastate a household with almost no support for middle-income families facing a \$60,000 replacement cost."

Commissioner McKee said Commissioner Portie-Ascott's comments about the state property tax committee directly align with his petition from last week. He said he will be at the meeting on the 17th to listen and hopefully have a hand in finding an adjustment. He also shared that he attended the memorial service for former Commissioner Mark Marcopolos along with close to 200 others.

Vice-Chair Fowler shared that the Tax Assessment Work Group had met twice since the last Board meeting - on December 2nd for educational sessions and December 5th to review the RFP for a consultant. The consultant would review tax policies and procedures and make recommendations on ways to improve equity in the revaluation process and improve community education and communication regarding tax reevaluations and the appeals process. The RFP will go out later in the month with a 30-day response time, and the review process is expected to take approximately three months. The next work group meeting is scheduled virtually on January 12th at 2:00 PM to learn from County staff attorney Martha Bordogna about the Board of Equalization and Review. Hudson Vaughan will also share his community presentation to bring all work group members up to speed on community concerns. Commissioner Fowler announced that she and Commissioner Carter will join Hudson Vaughan and Shereese Alston on WCHL this week to discuss tax revaluation and equity concerns, with the show airing later. She wished everyone happy holidays and acknowledged Commissioner Bedford for her leadership as Chair over the past 3 years and her ongoing mentorship and presented her with a gift from the Board.

Commissioner Bedford thanked Orange County staff for their work and dedication to serving the public. She highlighted some challenges staff faced over the year including Tropical Storm Chantal and the federal SNAP benefit issues. Commissioner Bedford reminded the public that taxes are due around January 3rd or 5th, when interest collection would begin. She encouraged residents to call the tax office to set up a payment plan as soon as they can. She

1 wished everyone happy holidays and said she is looking forward to working with the Board in
2 2026.

3 Commissioner Carter echoed thanks to Commissioner Bedford and expanded on
4 Commissioner Fowler's Tax Assessment Work Group update. She emphasized that the group had
5 held four meetings in the last six weeks, with great work underway to get an RFP out for a
6 consultant who would provide recommendations in the first quarter of the new year. Commissioner
7 Carter highlighted a presentation from Wake County's tax assessor, who had been recognized by
8 advocates and other assessors around the state for some innovative approaches. Wake County's
9 changes included technology updates, bringing staff in-house, transitioning commercial
10 appraisals in-house, moving to a two-year reappraisal cycle, and approaching everything with a
11 customer service mindset. They were integrating operations with CRM software and their call
12 center platform and notably were taking advantage of the local relationship with SAS, also based
13 out of Wake County, to implement machine learning in their processes. She said she is excited to
14 address the very valid concerns expressed by residents this year and shared that, in visiting a
15 Chapel Hill neighborhood with a resident, those experiencing "valuation and tax sticker shock"
16 appreciated that the Board was taking action. She noted that the WCHL interview would be on
17 Thursday between 3:00 and 6:00 PM, and wished everyone happy, healthy, and safe holidays.

18 Commissioner Greene wished happy holidays to everyone present and to the county's
19 hardworking staff. She reported that the previous weekend's Abolition Day events went well, with
20 one more event scheduled for tomorrow evening at 5:00 PM at the Seymour Center - a screening
21 of Ava DuVernay's documentary *The 13th* about the prison industrial system and how it exploits
22 a loophole in the 13th Amendment. The screening will be followed by a panel discussion including
23 County Deputy Manager Cait Fenhagen.

24 Chair Hamilton reported on the Alliance Health Board meeting she attended and said a
25 letter was being sent to the North Carolina Department of Health and Human Services about
26 concerns regarding Alliance Health's ability to continue meeting behavioral health needs due to
27 being "financially squeezed." She promised to share the letter with the Board. Chair Hamilton
28 highlighted an information item on the agenda about the Human Services Work Group,
29 commending Deputy Manager Cait Fenhagen for her work. She emphasized it is vital that in this
30 environment, where there is less funding and rising human services needs, to figure out how we
31 can do it better and ensure more coordination between departments. She mentioned she would
32 email information about cold-weather cots, which had been activated due to the recent cold
33 temperatures, thanking all staff working to protect residents. She also thanked the community for
34 their donations to the toy drive. She thanked everyone and wished them happy and safe holidays,
35 noting this was the Board's last business meeting of the year.

36

37 **4. Proclamations/ Resolutions/ Special Presentations**

38 None.

39

40 **5. Public Hearings**

41 **a. Public Hearing Regarding a Proposed Economic Development Recruitment Incentive** 42 **and Performance Agreement Between Orange County and CITEL America, Inc. (Project** 43 **Rooster)**

44 The Board received the proposal to consider entering a Performance Agreement for the purpose
45 of incentivizing CITEL's investment in Orange County; conducted the Public Hearing and receive
46 public comments, and approved the performance-based incentive agreement between Orange
47 County and CITEL America, Inc., subject to final review by the County Attorney, authorized the
48 Chair to sign the Performance Agreement on behalf of the County, and authorized the County

1 Manager to sign any contract amendments up to the maximum performance incentive amount of
 2 \$100,433.

3

4 **BACKGROUND:** Local and state governments in North Carolina have the goal to promote
 5 economic development by encouraging the location of new businesses and the expansion of
 6 existing businesses. This activity serves to diversify the local tax base, increase employment
 7 opportunities, and introduce desired job skills and related benefits to a community, and for the
 8 benefit of its residents. The Local Government Act, North Carolina General Statute (NCGS) 158-
 9 7.1, outlines the requirements of public hearings, and NCGS 158-7.1(a) specifically addresses
 10 the requirement that economic development appropriations *“must be determined by the governing
 11 body of the city or county to increase the population, taxable property, agriculture industries,
 12 employment, industrial output, or business prospects of the city or county”*. This public hearing
 13 has been scheduled in compliance.

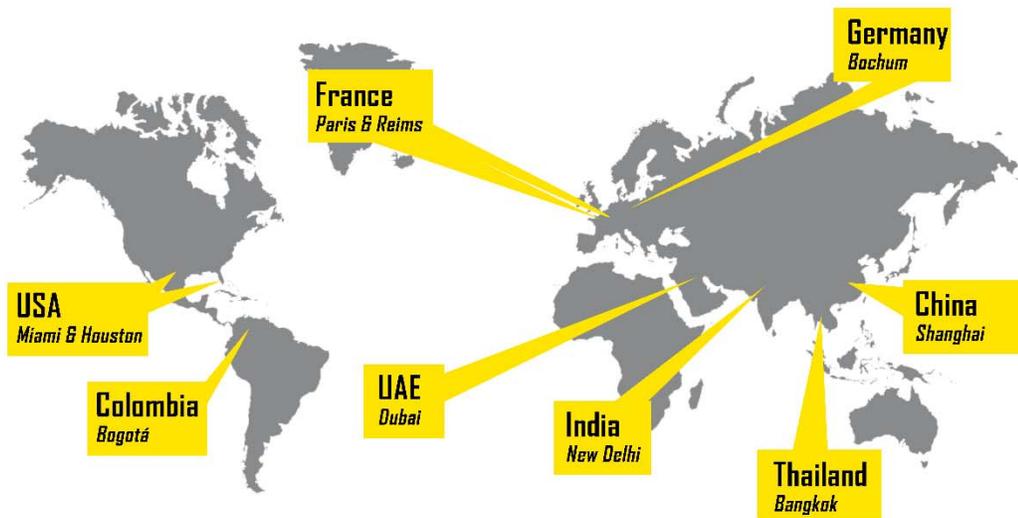
14

15 **Company Background:**

16 CITEL America, Inc. is a privately owned French manufacturer of electrical Surge Protection
 17 Devices (SPDs) that protect electronic and electric equipment from transient overvoltages caused
 18 by lightning strikes, switching events, and electromagnetic interferences. The company was
 19 formed in Paris, France in 1937 and expanded to the United States in 1985.

20

21 CITEL has eight (8) international offices and research and development sites, as well as a large
 22 network of international distributors and partners providing support directly in the communities
 23 they are serving.



24

25

26 CITEL is the only SPD manufacturer that produces its own Gas Discharge Tubes (GDTs). In
 27 addition to GDTs, the company develops many of its critical surge components internally including
 28 thermally protected varistors and high-energy varistor assemblies, giving the company extensive
 29 knowledge of every minute detail of the parts that form an SPD. These components have a long

1 history of reliable performance and thanks to many patents, CITEL products are accepted as the
2 industry standard by many leading international companies.



1944
Manufacture of the first surge arrester

1988
1st AC modular surge protector

1997
- AC surge protector new range «DS» series
- VG technology for AC surge protector

2012
Implementation of a test laboratory in Reims

2017
New test laboratory 240 kA in CITEL Shanghai

2019
AC / DC new range

2023
PV new range with CTC Technology



1937
CITEL founded



1985
CITEL USA



1988
CITEL Germany



1992
Reims factory



1996
CITEL Shanghai



2012
CITEL India



2017
CITEL Thailand



2021
CITEL Middle East



2024
CITEL Colombia



Project Description:

The Board is requested to consider an inducement incentive for the international industrial prospect CITEL, a French-owned manufacturer and research & development firm for electrical surge protection devices. This project involves the relocation of the company's United States operation from Florida to Orange County.

- CITEL desires to relocate the current United States office and manufacturing footprint out of Florida. This is driven by an increase in extreme weather events in Florida, and the associated increase in costs. Proximity to the RDU Airport is also preferred, driven by direct flights to Paris.
- An Orange County site would house both office and manufacturing operations and serve as the new United States headquarters for the company.
- Project encompasses \$15,250,000 million in total capital investment (forecast to occur in 2026 - 2030).
- 79 total jobs, with 38 new jobs to be created between 2025 – 2029 at an average annual wage of \$83,611 or approximately \$40.20 per hour. It should be noted that 41 positions currently based at the Florida location would be offered a transfer position to North Carolina. The total number of employees to migrate and accept this offer is yet to be determined.
- Competing sites are in Florida, South Carolina, Washington, and Texas. CITEL has considered locations across the southeast that provide strong logistics, access to workforce, high quality of life for employees, direct access to Paris and reasonable real estate costs. Driving factors include overall operating costs and quality of life.
- Orange County's site is the former 80,596 square foot "Mid-Atlantic STIHL, Inc." building located at 315 Executive Ct., Hillsborough, NC in the Meadowlands Business Park.





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Basis to Calculate the Value of Orange County Performance-Based Incentives

1) INVESTMENT – The Orange County incentive is based only on the \$6,000,000 personal property investment, and on the estimated \$500,000 to \$1,000,000 in net new real property investment for upfit improvements to be made to the existing building.

Real Property:

Up to \$9.25 million for an existing building, which includes CITEL making up to \$1,000,000 in new building upfit improvements. The value of the existing building is not included in the County’s incentive calculation.

Personal Property:

\$6,000,000 in new taxable machinery and equipment investment.

Investment	2026	2027	2028	2029	2030	Total
Real Property	\$9,250,000	\$0	\$0	\$0	\$0	\$9,250,000
Personal Property	\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$6,000,000
Total	\$11,250,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$15,250,000

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2) EMPLOYMENT – CITEL will add net new employment consistent with the job growth chart below. If annual job targets are not achieved, the annual incentive payment will be reduced by \$500 per full time equivalent employee not hired. By year 2029, the company will create 79 new positions with an average salary of \$83,611 per year.

	2025	2026	2027	2028	2029	Total
New Full-Time Jobs	3	43	11	11	11	79

The proposed inducement payment will be in the form of a performance-based grant payable in up to five (5) installments over a five-year period at an amount equal to 75% of CITEL's projected net increase in real and personal property tax valuation over the five-year investment period as outlined in the chart above for 2026 – 2030. It ensures that annual tax revenues from the project's additional investment, net of annual incentive payments, remain positive in all years of the incentive agreement.

Orange County Revenue Projections (5 Year)						
	2026	2027	2028	2029	2030	Total
New Property Tax Revenue	\$17,553	\$22,660	\$27,255	\$31,392	\$35,050	\$133,910
Incentive Payment	-\$13,165	-\$16,995	-\$20,442	-\$23,544	-\$26,288	-\$100,433
Annual Net Revenue	\$4,388	\$5,665	\$6,814	\$7,848	\$8,763	\$33,478

Orange County Revenue Projection (10 Years)	
New Property Tax Revenue	\$263,313
Incentive Payment	-\$100,433
Total Net Revenue	\$162,880

Additional Partner Participation

(1) The State of North Carolina has offered CITEL the following incentive programs to encourage the company to locate the manufacturing facility in Orange County, instead of choosing competing locations in other states, and, subject to approval of local County government incentives.

State of North Carolina – Incentives (\$591,300)	
State Tax Exemption on Machinery & Equipment Purchases	\$270,000
One North Carolina Fund	\$50,000
N.C. Community College System's Customized Training Value	\$118,500
Work Opportunity Tax Credit (WOTC)	\$52,800
Federal Bonding Program	\$90,000
Job Ready Grants	\$10,000

(2) Capital Area Workforce Development (CAWD) has offered:

- Employment Recruitment and Screening Services
- Partnership with local agencies and institutions of higher learning
- On-The-Job Training reimbursement
- Incumbent Worker Training grant (\$10,000)

1 Steve Brantley, Economic Development Director, introduced Henri Guichard (President of
 2 CITEL Group), Patrick Coyle (Vice President of CITEL America from Florida), Daniel Cardoza
 3 (Regional Sales Manager), Tatiana Diep (Production Manager), and Abby Currants from the
 4 Economic Development Partnership of North Carolina, who reports to the governor's office and
 5 had brought CITEL to look at Orange County.

6 Steve Brantley made the following presentation:
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Slide #1



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Slide #2



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1 Slide #3

CITEL Global Operations





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Slide #4

Location of Proposed Site

315 Executive Ct., Hillsborough, Orange County
(former location of "Mid-Atlantic STIHL Inc")





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1 Slide #5

Existing Building
Former location of “Mid-Atlantic STIHL Inc”





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Slide #6

Project Description

- French-owned manufacturer and research & development company for electrical surge protection devices
- 79 total jobs, with 38 new jobs created between 2025 – 2029
- Average annual wage of \$83,611 or approximately \$40.20 per hour
- \$15,250,000 million in total capital investment (forecast to occur in 2026 - 2030)
- Competing sites are in Florida, South Carolina, Washington, Texas and various communities in Durham and Wake County.
- North Carolina Governor Josh Stein met in Paris with the CITEL owners in June 2025 during the State's European business recruiting mission.



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Steve Brantley noted that the average pay is well above the Orange County living wage.

1 Slide #7

Forecast of CITEL's New Job Creation

Hiring schedule for 79 full-time jobs, with health care, retirement and related employee benefits

\$83,611 annual salary, or, \$40.20 per hour

	2025	2026	2027	2028	2029	Total
Full-Time Jobs	3	43	11	11	11	79



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Slide #8

Outline of State & Local Incentives

State of North Carolina	
Sales Tax Exemption on Machinery & Equipment Purchases	\$270,000
One North Carolina Fund (discretionary performance grant)	\$50,000
N.C. Community College System's "Customized Training"	\$118,500
Job Ready Grants	\$10,000
Work Opportunity Tax Credit	\$52,800
Federal Bonding Program	\$90,000
Orange County	
Performance Based Incentive (as proposed)	\$100,433
Total	\$691,733



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1 Slide #9

Forecast of CITEL's Capital Investment Schedule

	2026	2027	2028	2029	2030	Total
Real Property	\$9,250,000	\$0	\$0	\$0	\$0	\$9,250,000
Personal Property	\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$6,000,000
Total	\$11,250,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$15,250,000

The Orange County incentive is based only on the \$6,000,000.00 personal property investment, and on the estimated \$500,000.00 to \$1,000,000.00 in net new real property investment for upfit improvements to be made to the existing building.

Real Property:

Up to \$9.25 million for an existing building, which includes CITEL making up to \$1,000,000 in new building upfit improvements. The value of the existing building is not included in the County's incentive calculation.

Personal Property:

\$6,000,000.00 in new taxable machinery and equipment investment.



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Slide #10

Orange County's Performance-Based Incentive

- Performance-based grant is calculated at 75% of actual net-new business and real property tax investment valuation, for 5 years. (Same incentive formula as previously approved by the BOCC for ABB, Medline Industries, and Morinaga).
- The purchase of the former Mid-Atlantic STIHL Inc. building that is already taxed by Orange County, is not included in the calculation. Only the net-new investment in personal property (machinery & equipment), and \$500,000 to \$1,000,000 in additional real property (for improvements to the existing building to be purchased) is proposed to receive an incentive.
- Estimated 5-year incentive total is **\$100,433**
- During the first 10 years of operation, CITEL's investment is estimated to create up to \$263,313 in total gross property tax valuation, and \$162,800 in net valuation for the County.



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1 Slide #11

Orange County's Performance-Based Incentive

Orange County Revenue Projections (first 5 years)						
	2025	2026	2027	2028	2029	Total
New Property Tax Revenue	\$17,553	\$22,660	\$27,255	\$31,392	\$35,050	\$133,910
Incentive Payment	-\$13,165	-\$16,995	-\$20,442	-\$23,544	-\$26,288	-\$100,433
Annual Net Revenue	\$4,388	\$5,665	\$6,814	\$7,848	\$8,763	\$33,477

Orange County Revenue Projections (first 10 years)	
New Property Tax Revenues	\$263,313
Incentive Payments	-\$100,433
Total Net Revenues	\$162,880



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Steve Brantley emphasized that the incentive would be revenue positive for Orange County in all years.

Slide #12

Benefits of CITEL Locating in Orange County

- Creates 79 total full-time jobs, with benefits, to include **38 new full-time jobs** to be created locally (in addition to the 41 jobs that will be offered relocation from Florida) to be created between 2025 – 2029, at an **average annual wage of \$83,611** or approximately \$40.20 per hour.
- Adds up to **\$6 million in new personal property** investment (machinery and equipment) and **\$500,000 to \$1,000,000 in new real property** investment (building upfit improvements), to include the potential for solar panels.
- Occupies a commercial/industrial building that is currently vacant in Hillsborough's Meadowlands business district.
- Proposed incentive is revenue positive for the first 5 years, netting 25% per year of the forecasted net new property tax valuation.
- Increased diversification of the County's economy through adding another light industrial manufacturer, and with international ties.
- Orange County would become the firm's chief center of operations in the USA.



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1 Slide #13

Proposal for Orange County's Financial Incentives for CITEL America, Inc.

Questions & Discussion



2
3 A motion was made by Commissioner McKee, seconded by Vice-Chair Fowler, to open
4 the public hearing.

5
6 **VOTE: UNANIMOUS**

7
8 PUBLIC COMMENTS

9 None.

10
11 A motion was made by Vice-Chair Fowler, seconded by Commissioner McKee, to close
12 the public hearing.

13
14 **VOTE: UNANIMOUS**

15
16 Commissioner Bedford asked about the sales tax implications for the sale of surge
17 protectors.

18 Patrick Coyle explained that sales tax would depend on the end user - if sold to an in-state
19 end user there would be sales tax, but sales to resellers wouldn't collect sales tax until the final
20 sale.

21 Commissioner Carter spoke in favor of this proposed incentive agreement and what the
22 company brings to Orange County. She said this is aligned with the County's strategic goals.

23 Commissioner McKee said he is delighted to have this in front of the Board tonight. He
24 said he's familiar with the building and was aware it had been vacant for a year. He complimented
25 real estate agent Emilee Collins on finding this opportunity. He said the proposal is net positive
26 from the get-go.

27
28 A motion was made by Commissioner McKee, seconded by Vice-Chair Fowler, to approve
29 the performance-based incentive agreement between Orange County and CITEL America, Inc.,
30 subject to final review by the County Attorney, authorize the Chair to sign the Performance

1 Agreement on behalf of the County, and authorize the County Manager to sign any contract
 2 amendments up to the maximum performance incentive amount of \$100,433.

3

4 **VOTE: UNANIMOUS**

5

6 Chair Hamilton said the Board is pleased to support this incentive and thanked CITEL for
 7 their interest in Orange County.

8

9 **6. Regular Agenda**

10 **a. Longtime Homeowner Assistance (LHA) Program – Potential Addition of Funds**

11 The Board received an update on application numbers and percent tax relief for the calendar year
 12 2025 Longtime Homeowner Assistance (LHA) program, which assists low-income Orange County
 13 homeowners with a discount or rebate on their property tax bill; and considered a potential
 14 increase in funding for the current year LHA program.

15 **BACKGROUND:** The LHA Program was initiated in 2022 to assist longtime Orange County
 16 residents with assistance for potentially burdensome property tax bills. Since then, the program
 17 has expanded with annual contributions from both Chapel Hill and, newly this year, Carrboro.

18

19 In 2025, the Orange County property tax revaluation raised property values significantly for many
 20 Orange County residents, and the anticipated increase in LHA applications and approvals has
 21 manifested, with nearly 60% more applications submitted than 2024, and approximately 70%
 22 more approvals. In the table below, the “eligible” row is still an estimate, as staff have yet to
 23 complete final processing of all applications:

24

LHA Applications Submitted				
	2024		2025	
	Number	Percentage	Number	Percentage
Eligible Applications	502	83%	850*	90%
Ineligible Applications	102	17%	92	10%
TOTAL	604		942	

25

26 Staff has calculated award amounts using the following guidelines (**parameters below are from**
 27 **2024 and using 2024 amounts, these steps would remain the same for 2025 although the**
 28 **values would change):**

- 29 • All applicants were arranged in priority order
 - 30 ○ FIRST: Tax Burden, largest to smallest
 - 31 ○ SECOND: Length in Home, longest to shortest
 - 32 ○ THIRD: Age, oldest to youngest
- 33 • Full awards were allocated to as many participants as possible using \$75,000 of the
 34 \$250,000 available funding.

- 1 • Staff determined a multiplying factor for the remaining \$175,000 in available funding and
- 2 used this to reduce all other awards by the same percentage.
- 3 • All eligible homeowners received a minimum award amount of \$200 or up to the full
- 4 amount of the County portion of their tax bill if it was less than \$200.
- 5 • Award amounts were the County portion of the tax bill less 2% of the applicant's household
- 6 income.

7
8 Staff currently estimates that there will be 850 approved LHA applications, with a total County
9 property tax burden of \$1,894,000. The exact property tax burden is difficult to calculate, as the
10 Tax Office continues to process data for a significant number of residents.

11
12 Last year, with \$250,000 allocated, LHA covered 25% of the County property tax burden for
13 qualified applicants. Given the current County budget allocation is \$377,805, staff estimates the
14 allocation will cover about 19.9% of County property tax burden for the estimated recipients. The
15 County has two potential options in order to close the gap between 2024 and 2025 cost shares:

- 16
17 • Option 1: Using the remaining funds in the Social Justice account (approximately \$76,000)
- 18 would increase the cost share to 24%.
- 19 • Option 2: In order to achieve the same cost share proportion as last year (25%), the
- 20 County would need to allocate an estimated \$95,726. Staff plans to share a more definite
- 21 amount at the meeting. The difference between the Social Justice account and this figure
- 22 would require a transfer from the County Capital Reserve Fund. The County Capital
- 23 Reserve was seeded in FY 2023 with \$2,500,000 in surplus sales tax and has been used
- 24 over four fiscal years to address unanticipated capital and non-recurring needs. A transfer
- 25 of that difference (\$19,726) would result in a remaining balance in the County Capital
- 26 Reserve Fund of \$21,470.

27
28 It should be noted that while staff is estimating both the total number of qualified applicants *and*
29 the exact County property tax burden at the time of this agenda abstract publication, the final
30 figures will be available and shared by the meeting date.

31
32 It is also relevant to note that using the remainder of the Social Justice fund in January would
33 leave the County without an unallocated reserve to meet emergencies through the end of the
34 2025-26 fiscal year.

35
36 Blake Rosser, Housing Director, introduced the item. He reported a large increase in
37 applications due to the revaluation - from just over 600 total applications last year to 940 this year.
38 Approvals increased from around 500 last year to approximately 800 this year (expecting about
39 850), representing about a 60% increase. He said the Board had already authorized increased
40 funding, but he wanted to compare the percentage of relief provided. Last year, \$250,000 covered
41 about 25% of the county property tax burden for recipients. This year's \$377,000 allocation would
42 cover about 20% of the burden for the estimated number of recipients. To approximate last year's
43 25% level would require using the remaining \$76,000 from the Social Justice Fund account,
44 bringing coverage to about 24%, with an additional \$20,000 needed from elsewhere to fully reach
45 25%. Blake Rosser noted that using the remainder of the Social Justice Fund would leave no
46 unallocated reserve for emergencies for the remainder of the fiscal year.

47 Commissioner Portie-Ascott asked what the risk is if there are no reserves in the Social
48 Justice Fund.

1 Travis Myren explained that the undesignated fund balance is always available for
2 emergencies, and following the January audit presentation, additional funds above the 16% fund
3 balance may be available.

4 Commissioner McKee said \$50,000 could be taken from the Social Justice Fund, and the
5 remainder could be picked up by the fund balance. He said he would like to leave something in
6 the Social Justice Fund.

7 Vice-Chair Fowler said if there is a true emergency in the future, staff can still take money
8 from the fund balance. She asked about the county capital reserve.

9 Travis Myren said the reserve was created a couple years ago, and can be used for
10 operating or capital purposes.

11 Vice-Chair Fowler asked if the other option is the undesignated fund balance.

12 Travis Myren said yes.

13 Commissioner Bedford argued for using the full \$76,000 from social justice for easier
14 accounting. She noted the capital reserve had \$41,196 currently but expected additional monies
15 after the audit, possibly almost a million dollars. She wanted to make a motion to reach 25% using
16 whatever combination the manager deemed best, acknowledging it could be slightly higher since
17 final approval numbers weren't known. She suggested funds might initially come from the fund
18 balance with a budget amendment after the audit.

19 Commissioner Carter supported increasing the program while questioning whether 25%
20 was the right objective. She asked if they'd always had that goal and what was magical about
21 25%.

22 Travis Myren said that is just what was done last year.

23 Commissioner Carter suggested this broader question about what the goal should be
24 might be appropriate for budget discussions. She also asked about distribution across
25 municipalities, particularly since Chapel Hill and Carrboro had contributed funds.

26 Blake Rosser said he is planning to come back in February with that sort of information.
27 He said Chapel Hill pitched in more than anticipated this year (almost \$87,000) and Carrboro
28 joined in for the first time.

29 Chair Hamilton asked if the Towns' monies are going straight to their residents.

30 Blake Rosser said it is applied to the Town portion of the bill for their residents.

31 Commissioner Greene said she supports reaching 25% by any combination of funds staff
32 chooses.

33 Vice-Chair Fowler responded to Commissioner Carter's question about goals, explaining
34 the program started 4-5 years ago with the 2021 revaluation also catching people off guard. The
35 original idea was to offset that increase rather than pay the whole bill.

36 Chair Hamilton added that it started with just a dollar amount that the Housing Department
37 had to spread across all needs and evolved over time. She agreed with Commissioner Carter's
38 point about discussing this in the full budget context.

39
40 A motion was made by Commissioner McKee, seconded by Commissioner Bedford, to
41 reach the 25% allocation like last year and to defer to staff to bring a formal proposal as to how
42 that allocation will occur.

43
44 **VOTE: UNANIMOUS**

45
46 **b. One-Year Pilot Implementation of Fare-Free Fixed Route Transportation Service**

47 The Board approved fee changes to implement a one-year pilot program, making Orange County
48 Public Transportation (OCPT) fixed routes fare-free.

1 **BACKGROUND:** Orange County Public Transportation (OCPT) operates fixed-route transit
2 services that connect thousands of residents to key destinations in the community each year.
3 Currently, riders who do not qualify for a reduced or fare-free program pay a nominal fare to use
4 the service. The Transportation Services Department proposes a one-year pilot project
5 implementing a fare-free fixed-route model effective January 2, 2026 to assess the benefits to
6 public transit efficiency and accessibility countywide.

7
8 National and regional transit data show that fare-free systems result in increased ridership,
9 attracting new passengers while enabling existing riders to travel more frequently. Agencies that
10 have implemented fare-free fixed routes have reported ridership growth of up to 30%, particularly
11 among low-income residents who are the most sensitive to cost barriers. By removing fares as a
12 one-year pilot program, OCPT can assess the financial obstacles to mobility and potential benefits
13 related to access to employment, education, medical care, and essential services across Orange
14 County.

15
16 In addition to potentially expanding public access, a one-year pilot of fare-free fixed routes offers
17 significant operational benefits.

- 18 • Eliminating fare transactions streamlines the boarding process, improving stop efficiency
19 and reducing delays that impact schedule reliability.
- 20 • Removes the need for staff to verify eligibility for reduced or fare-free programs on fixed
21 routes, allowing transit personnel to focus solely on safety and service delivery.
- 22 • OCPT would eliminate the costs for one year associated with purchasing, maintaining,
23 and servicing fare collection equipment, reducing long-term operational and capital
24 expenses.

25
26 The one-year pilot fare-free fixed-route system positions OCPT to assess service to the
27 community, invest in service quality, and assess barriers to transportation. This initiative
28 represents a possible strategic opportunity to increase ridership, enhance operational efficiency,
29 and strengthen transit equity for all Orange County residents.

30
31 Staff will assess the impacts over the one-year period, and present findings to the Board in
32 November 2026 related to potential continuation or discontinuance of the fare-free fixed-route
33 system.

34
35 Sarah Williamson, Transportation Services Interim Director, made the following
36 presentation:

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38 Slide #1



Fare Free Fixed Route Service



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Slide #2

Fare Free Fixed Route Service

Orange and Blue Loops: currently free

Hill-to-Hill and Orange Alamance:
 Currently \$1 for elderly or disabled
 Currently \$2 for all other riders



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1 Slide #3

Save Time, Save Money

- Simplified Boarding
- No Need to Qualify Riders
- Eliminates Fee Collection Equipment



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4 Slide #4

Net Positive Impact



Annual Expenses	Current	Fare Free
Operating Contract Contract ended 6/2025	\$11,160	\$0
Service Fees	\$25,800	\$0
Equipment Upgrade every 3-5 years	\$6,000	\$0
Fares	-\$10,000	\$0
Total	\$32,960	\$0

5
6 Sarah Williamson explained that the pilot program would implement fare-free service
7 effective January 2, 2026, benefiting users by making public transportation more accessible for
8 medical appointments, employment, education, and other essential services. Based on programs
9 studied around the country, they would save time and money through simplified boarding
10 processes, eliminating the need to qualify riders for reduced fares, and removing fee collection

1 equipment. She said the simplified boarding would make routes run more quickly, benefiting
2 passengers and drivers. She said the program would actually save about \$32,000 annually.

3 Commissioner Portie-Ascott said she is supportive of the fare-free option. She asked what
4 times the fixed routes run, thinking about families who engage with the Juvenile Crime Prevention
5 Council, who identified transportation as a barrier to accessing services.

6 Sarah Williamson said the county runs fixed routes from 8:00 am-5:00 pm. She said on-
7 demand routes cost between \$3 and \$5, and would be more relevant for those clients.

8 Vice-Chair Fowler asked whether they'd still have cost savings during a pilot if the
9 equipment remained

10 Sarah Williamson explained the timing was particularly good because the operating
11 contract ended in July and they'd been going month-to-month, plus the fee collection equipment
12 was "at the end of life." If they were to continue collecting fees, they'd need new equipment
13 regardless. The \$30,000 cost shown was annualized over the equipment lifecycle.

14 Commissioner McKee asked which company fees are collected through.

15 Sarah Williamson said UMO.

16 Commissioner McKee said he would just assume put fare-free fixed routes it in place going
17 forward instead of a one-year pilot program.

18 Commissioner Carter asked if savings from this can be applied to Mobility on Demand
19 rides, which could help with what Commissioner Portie-Ascott was mentioning.

20 Sarah Williamson said they could look at it, but noted those services cost \$70-90 per
21 response while only charging \$3-5.

22 Commissioner Greene supported the proposal, recalling from her time on the Chapel Hill
23 Town Council that the fare box was only a very small percentage of what it costs to operate a
24 system. She wondered why more systems hadn't gone fare-free and said she would be prepared
25 to vote to make it permanent.

26 Chair Hamilton said it is important to have a pilot because we don't know what the impact
27 will be on demand and how that will change the calculation of cost. She said she wants to be able
28 to manage the expectations of residents.

29
30 A motion was made by Commissioner Bedford, seconded by Commissioner Greene, to
31 approve the fee changes and the implementation of a one-year pilot program for fare-free fixed-
32 route transportation service effective January 2, 2026.

33
34 **VOTE: UNANIMOUS**

35 36 **7. Reports**

37 **a. Update on Revaluation Appeals and Neighborhood Reviews**

38 The Board approved fee changes to implement a one-year pilot program, making Orange County
39 Public Transportation (OCPT) fixed routes fare-free.

40 **BACKGROUND:** The Board of Commissioners received the second update on property tax
41 appeals and neighborhood reviews at the October 21, 2025 Business meeting. This report
42 provides a status update on the property tax appeals and neighborhood reviews that have been
43 completed through November 26, 2025, the value adjustments resulting from those reviews, and
44 the geographic distribution of both the informal and formal appeals.

45 46 **Appeal Status**

47 The Tax Office received a total of 3,346 informal appeals during the informal appeal window that
48 was open from March 21 to April 30, 2025. Following the informal appeal window, the Tax Office
49 received an additional 1,109 formal appeals for a total of 4,455 appeals. Of that total, 3,966 are

1 unique properties, with the overlap representing properties that were appealed at both informal
2 and formal levels. Of the formal appeals, 77 were not submitted by the deadline and will not be
3 considered.

4
5 As of November 26, 2025, the Tax Office issued decisions on 100% of the informal appeals. The
6 Board of Equalization and Review has completed 655 or 64% of the formal appeals with 367 in
7 process. The remaining appeals are scheduled to be completed on or before January 22, 2025.
8 The additional days added in January are to account for rescheduled appeals, continued appeals,
9 and appeals from neighborhood reviews.

10
11 The total change in assessed value from appeals is a decrease of \$232,489,448 as of November
12 26, 2025. The median change for residential properties is a decrease of \$38,000, and the median
13 change for nonresidential properties is a decrease of \$66,400.

14 15 **Neighborhood Reviews**

16 The Tax Office conducted an equity analysis on the County's 1,026 assessment neighborhoods.
17 The International Association of Assessing Officers (IAAO) specifies that measures of vertical
18 equity are only representative of possible inequities in neighborhoods that have a statistically
19 significant amount of sales. Based on that, the Tax Office reviewed the neighborhoods with five
20 (5) sales or more and identified 86 neighborhoods that were outside of the equity standards used
21 by the IAAO. Of the neighborhoods with less than five (5) sales, the Tax Office examined those
22 neighborhoods for consistency and reasonableness and identified an additional 76
23 neighborhoods that required a more thorough review. The Tax Office also studied the 19
24 neighborhoods identified by the Orange County Property Tax Justice Coalition for possible value
25 adjustments. A total of 171 neighborhoods were identified by the Tax Office for closer review. If
26 value adjustments are made as a result of the neighborhood reviews, property owners will receive
27 notice of the change and will have fifteen (15) days to appeal that change to the Board of
28 Equalization and Review.

29
30 Tanner Valuation Group is assisting the Tax Office with the neighborhood level reviews. As of
31 November 26, 2025, 152 neighborhood reviews or 89% have been completed. Those reviews
32 resulted in value adjustments to 1,460 properties and a total assessed value decrease of
33 \$60,972,300. The remaining 19 neighborhoods will be completed by December 19, 2025.

34
35 While conducting the neighborhood reviews, the Tanner Group observed some common issues
36 warranting a decrease to the original assessed value. The most common reason that assessed
37 values were reduced during the neighborhood review process was that the original assessed
38 value was not discounted due to deferred maintenance. During the appraisal process, Orange
39 County appraisers conducted roadside evaluations of approximately 10,000 of the approximately
40 58,000 properties in Orange County. The roadside review can result in a reduction in value due
41 to deferred maintenance if it can be observed on the exterior of the property, but appraisers do
42 not inspect the interior of homes unless they are invited. As a result, properties that were not
43 viewed by appraisers in a roadside evaluation and properties where maintenance was deferred
44 on the interior would not have been accounted for in the original value assessment. A question
45 about best practices for identifying, verifying, and accounting for deferred maintenance will be
46 added to the Tax Assessment Work Group Request for Proposal for consulting services.

47
48 Tanner Valuation Group also noted that some neighborhoods in Orange County, particularly near
49 the University, include a variety of housing types. Mass appraisal generally assumes that
50 properties in a neighborhood are like one another. However, some neighborhoods in Orange
51 County have very diverse housing types where older, owner-occupied properties are situated

1 next to properties that have undergone extensive renovation or are income producing student
2 rentals. The conservation neighborhoods in Chapel Hill such as Northside also have restrictions
3 on how large a property can be if an older home were removed and a new home constructed.
4 These restrictions limit the potential value, and, therefore, also limit the assessed value.

5
6 On the statistical measures of vertical equity, the Tanner Group noted that the statistical analysis
7 conducted by the Tax Office included the sales data dating back to 2021. If those sales are
8 appraised using market conditions in 2024, the assessed value would likely be much higher than
9 the sale price in 2021 given market pressure that raised prices since then. Tanner would
10 recommend limiting the analysis to more recent sales data.

11
12 The sales that occurred in 2021-2022 also included several vacant land sales. By the time those
13 properties were appraised, homes had been constructed on the vacant property, dramatically
14 increasing the assessed value compared to the vacant land sale price. As a result, the sales ratio
15 on those properties (assessed value divided by its sale price) would artificially elevate the price
16 related differential (PRD) measure of vertical equity. Those sales would typically be considered
17 outliers and removed from the sales data, but the Tax Office retained those sales in the measures
18 of vertical equity to represent a conservative approach.

19 20 **Appeals and Neighborhood Review Dashboard and Reports**

21 In an effort to provide timely updates, the Tax Office has automated several reports to track the
22 status of appeals and neighborhood reviews. The dashboard (*Attachment 1*) summarizes the total
23 number of informal and formal reviews completed either by the Tax Office or the Board of
24 Equalization and review. The dashboard also tracks the properties that had a change in value,
25 the dollar value of the reduction, and the percentage values were reduced for the properties that
26 had a change in value. The dashboard also shows the number of neighborhood reviews that
27 have been completed, the number of properties where the value was changed, and the dollar
28 value of those changes.

29
30 The FY 2025-26 Budget assumes a tax base reduction of 3% or \$936,162,977 resulting from the
31 appeal process. Currently, the total decrease in the tax base is \$293,461,748 or 0.94%. If the
32 tax base is reduced by more than 3%, property tax collections may not meet the budgeted amount.

33
34 The Tax Office also created three additional reports (*Attachments 2, 3, and 4*) that provide a more
35 granular view of appeals and value changes by neighborhood for both appeals and neighborhood
36 reviews. Attachment 4 details individual property value reductions resulting from appeals.
37 Attachments 5 and 6 are maps showing the geographic location of the informal and formal
38 appeals.

39 40 **Tax Bill Adjustments**

41 A change in value due to neighborhood review or an appeal will change the amount of property tax
42 due. Taxpayers who have already paid their property taxes will be issued a refund if the amount
43 is lower than their original tax bill. A notice of additional tax due is sent if the amount of the bill is
44 higher than the original tax bill.

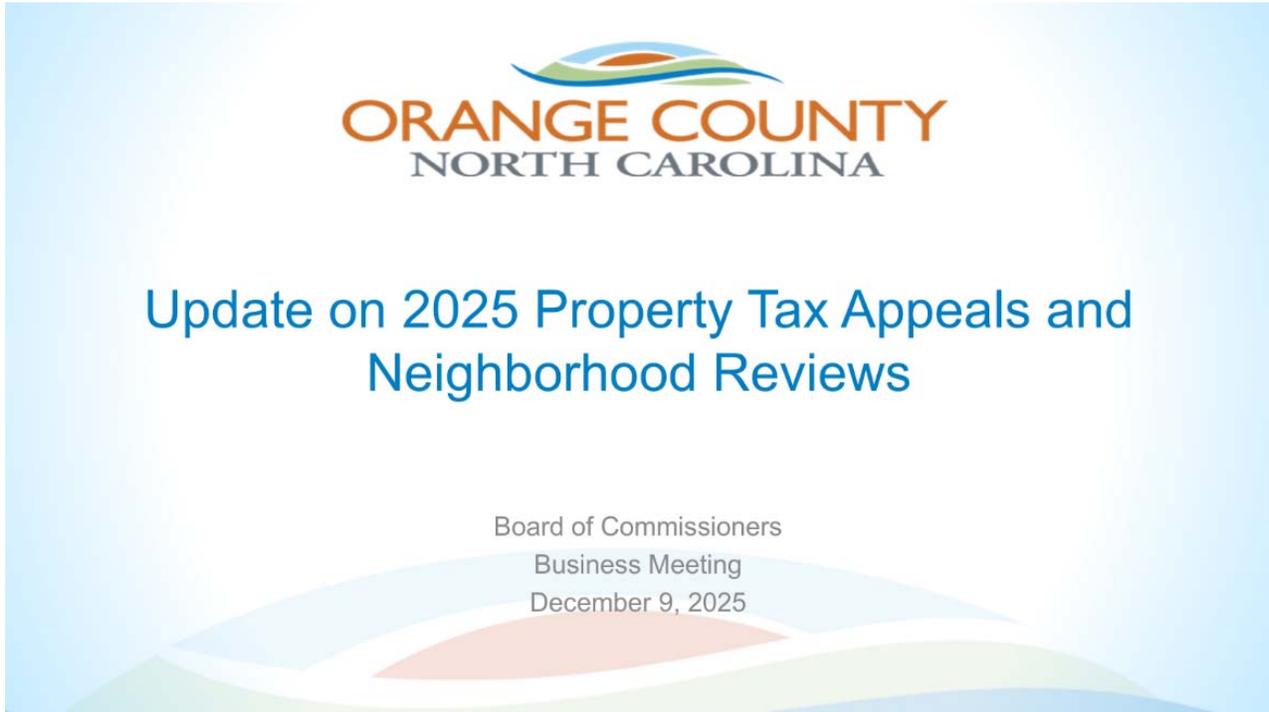
45
46 The deadline to pay property tax bills to avoid interest penalties is January 5, 2026. Since some
47 decisions on formal appeals will occur after this date, the Tax Office will be required to pay interest
48 on refunds issued after the deadline. The amount of interest paid follows the amount of interest
49 charged for delinquent payments: 2% for January, and 0.75% for every month thereafter per NC
50 General Statute 105-360(e).

51

1 Travis Myren, County Manager, made the following presentation:

2

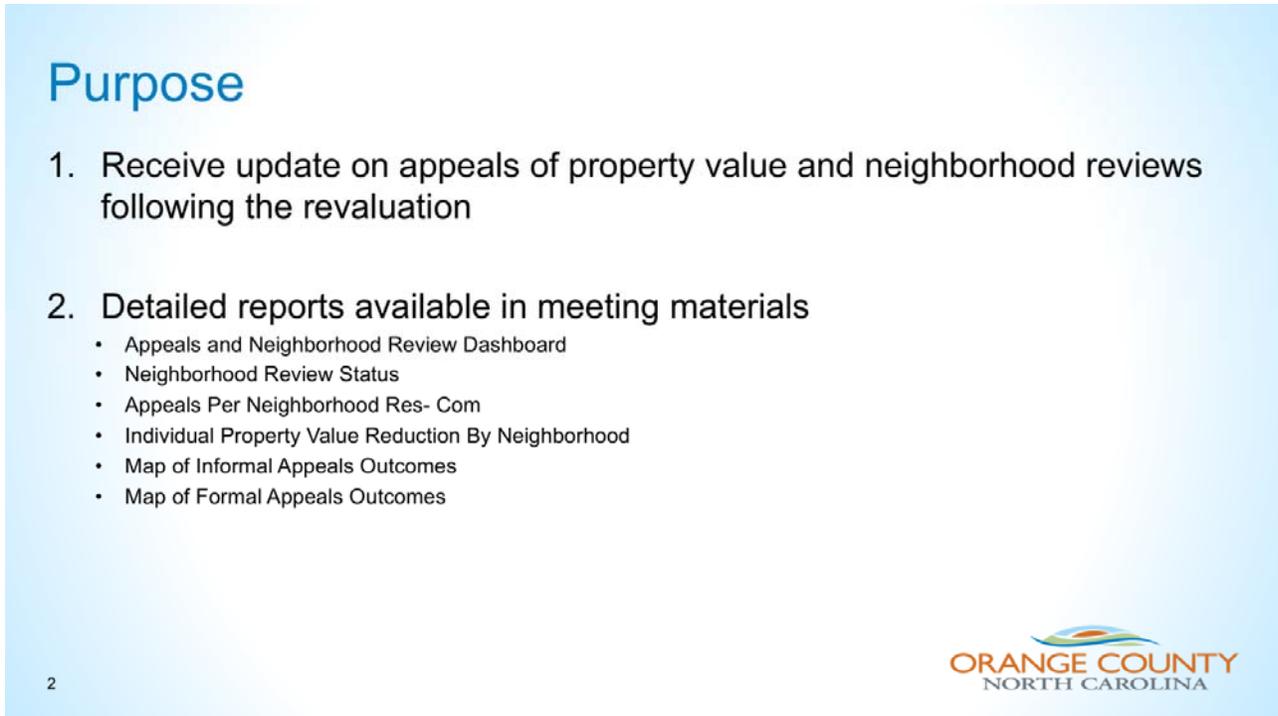
3 Slide #1



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6 Slide #2



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1 Slide #3

Dashboard

Orange County 2025 Appeals Status

Data as of: November 26, 2025

	Number of Appeals				Value			
	Total Appeals	Completed	In Process	Untimely	Values Updated	# w/Value Change	Total Appeal Value Reduction	Pct
Informal	3,348	3,348	-		3,372	2,145	\$ 200,765,498	5.37%
Formal	1,022	655	367	77	524	424	\$ 31,723,950	0.85%
Totals	4,370	4,003	367	77	3,896	2,569	\$ 232,489,448	

Neighborhoods Reviewed	152	Appeals Value Reduction	\$ 232,489,448
Properties w/Value Change	1460	Neighborhood Review Value Reduction	\$ 60,972,300
		Total Value Reduction	\$ 293,461,748 0.94%
		Estimated Value Reduction to Tax Base (3%)	\$ 936,162,977 3.00%



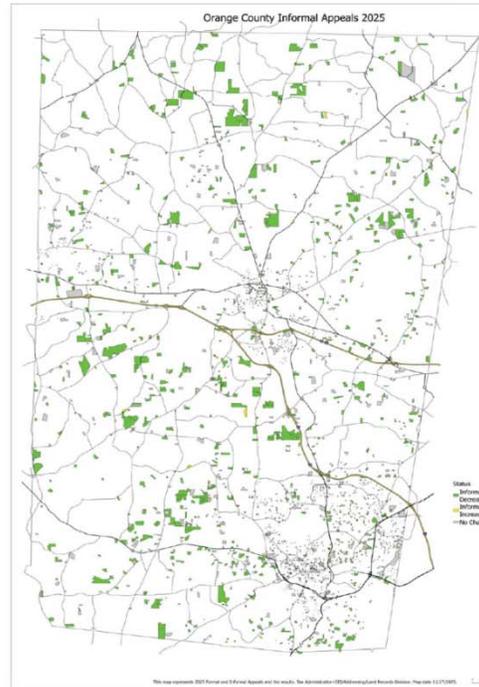
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8
As of November 26th, the appeals dashboard showed both informal and formal appeals status. Tax Administration had completed 152 of 171 neighborhood reviews, with only seven remaining as of the meeting date. The total property tax base reduction so far was approximately \$293 million, just less than 1% of the total tax base.

8 Slide #4

Informal Appeals by Neighborhood

- 100% of informal appeals have been completed
- 64% or 2,145 of informal appeals resulted in a value change (primarily reductions)
- \$200.7 million reduction to tax base



4

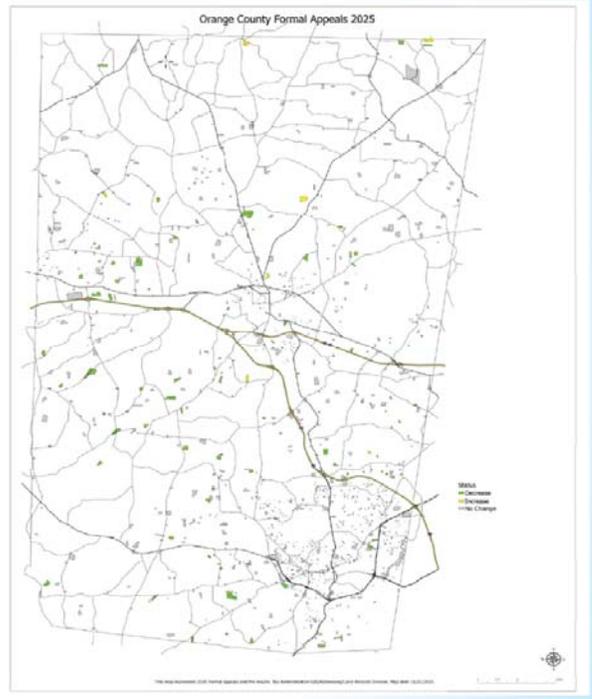
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1 Slide #5

Formal Appeals by Neighborhood

- 65% of formal appeals have been completed
 - 367 formal appeals are pending
- 65% or 424 of formal appeals resulted in a value change (primarily reductions)
- \$31.7 million reduction to tax base
- All formal appeals completed by mid-January 2026
 - Taxpayers with value reductions receive refund with interest after January 5, 2026

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Slide #6

Property Value Reductions

- New report since last Business Meeting Update on October 21st
- Property value reductions by neighborhood and individual parcel
- Includes value changes resulting from both informal and formal appeals
- Delineates residential from commercial properties

6

Individual Property Value Reductions Sorted By Neighborhood

Data as of: November 26, 2025 Includes Informal and Formal Appeals

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
0806093562	1002	R	168900	56300
0807140480	1002	R	62300	0
0807143380	1002	R	294900	63400
0807333720	1002	R	1041720	186000
0807468303	1002	R	369931	0
0807464775	1002	R	443500	50200
9896697760	1002	R	233100	0
9896795936	1002	R	339800	0
9897688296	1002	R	827600	25700
9897682668	1002	R	837500	0
9897702194	1002	R	230300	0
9897767631	1002	R	520800	51700
9897971972	1002	R	400000	35900
9886799933	1003	R	798500	199600
9886899765	1003	R	281500	56300
9886999905	1003	R	337400	253100
9887006708	1003	R	348000	21000
9887014141	1003	R	471800	0
9887100896	1003	R	24700	0
9887802649	1003	R	732900	123500
9887811286	1003	R	277300	0
9887905458	1003	R	212700	16900
0807482022	1004	R	208600	0
0807498948	1004	R	432300	17300
0808024243	1004	R	413000	17700
0808115755	1004	R	175600	17600
0808122086	1004	R	742800	0
0808124631	1004	R	351700	0
0808126098	1004	R	484100	0
0808126635	1004	R	372500	29700
0808220035	1004	R	852300	20600
9887440732	1004	R	71600	23900
9897585299	1004	R	641100	78100
9898426637	1004	R	235100	0
9898553603	1004	R	253500	0
9898557423	1004	R	504800	0
0808624452	1005	R	437400	51600
0808946885	1005	R	520500	87500
0809029488	1005	R	248500	42200
9898837906	1005	R	159900	0
9898839975	1005	R	160100	16000

The use of parentheses or a negative number indicates an increase in value.

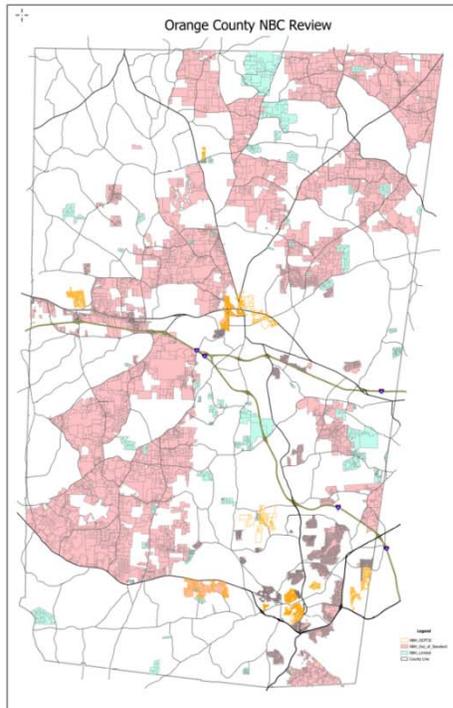
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1 Slide #7

Neighborhood Reviews

- Tax Office identified 171 neighborhoods for additional review
 - 86 outside statistical standards for vertical equity
 - 76 had fewer than five sales and appeared to require review for consistency and reasonableness
 - 19 identified by the Orange County Property Tax Justice Coalition



- Pink - outside statistical standards
- Teal - <5 sales; selected by Tax Office
- Orange - identified by the Orange County Property Tax Justice Coalition



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Slide #8

Neighborhood Review Status

Orange County 2025 Neighborhood Review Status			
Data as of:		November 26, 2025	
Neighborhoods Reviewed	152	Habitat Property Count	257
Properties w/Value Change	1460	Habitat Property Value Reduction	\$ 15,751,700
Total Value Reduction	\$60,972,300		

- 89% of Neighborhood reviews completed
- Assessed value reductions for 1,460 properties
- Properties with value changes are sent change notices and have 15 days to appeal to the Board of Equalization and Review
- \$60.9 million reduction to tax base
- Adjustments to 257 additional Habitat for Humanity properties that have resale restrictions limiting an open market, arms length transaction



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1 Slide #9

Common Issues Identified

- Tanner Valuation Group identified common issues in the Neighborhood Reviews that warranted a reduction in assessed value:
 1. Not adequately discounting assessed value for deferred maintenance
 - Roadside evaluations on exterior of properties done on approximately 17% of taxable parcels
 - No assessment of interior deferred maintenance
 2. Applying general mass appraisal methodologies in neighborhoods with diverse housing types
- Question added to the Tax Assessment Work Group RFP for consulting services on best practices in identifying, verifying, and accounting for deferred maintenance

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Travis Myren explained that there could be an older owner-occupied structure next to a student rental, next to a very modernized home, making mass appraisal methodology difficult to apply fairly, unlike more uniform neighborhoods.

8 Slide #10

Questions?



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16
Commissioner McKee said for him, the diverse housing types in the same neighborhood is the main issue. He said even if it requires on-site reviews of those properties, he wants that issue to be addressed.

Vice-Chair Fowler confirmed this had been brought to the Tax Assessment Work Group and was included in RFP questions about efficient ways to identify deferred maintenance through drive-bys, flyovers, or potentially AI based on building age.

1 **8. Consent Agenda**
2

- 3 • Removal of Any Items from Consent Agenda
4 • Approval of Remaining Consent Agenda
5 • Discussion and Approval of the Items Removed from the Consent Agenda
6

7 A motion was made by Vice-Chair Fowler, seconded by Commissioner McKee, to approve
8 the consent agenda.
9

10 **VOTE: UNANIMOUS**
11

12 **a. Minutes for November 6, 2025 Business Meeting and November 11, 2025 Work Session**

13 The Board approved the draft minutes for the November 6, 2025 Business Meeting and November
14 11, 2025 Work Session.

15 **b. Motor Vehicle Property Tax Releases/Refunds**

16 The Board adopted a resolution to release motor vehicle property tax values for three (3)
17 taxpayers with a total of eight (8) bills that will result in a reduction of revenue.

18 **c. Property Tax Release/Refund**

19 The Board adopted a resolution to release a property tax value for one (1) taxpayer with a total of
20 one (1) bill that will result in a reduction of revenue.

21 **d. Purchase of Vehicles for Transportation Services Department**

22 The Board approved and authorized Orange County Fleet Services to purchase three (3) Ford
23 Transit 350 Lightning E-Motors Conversion vans and one (1) Ford E-450 Lightning E-Motors
24 Conversion van to provide accessible transportation options to individuals with disabilities who
25 are unable to use the fixed-route bus service.

26 **e. Health Department Fee Changes**

27 The Board approved changes to the Personal Health Services fee schedule as recommended by
28 the Board of Health and amend the FY 2025-26 County Fee Schedule.

29 **f. Fiscal Year 2025-26 Budget Amendment #5**

30 The Board approved budget, grant, and capital project ordinance amendments for Fiscal Year
31 2025-26.

32 **g. Transit Scheduling and Dispatch Software Agreement Approval and Approval of Budget**
33 **Amendment #5-A**

34 The Board approved the Services Agreement for Transit Scheduling and Dispatch Software and
35 approved Budget Amendment #5-A.

36 **h. Resolution Supporting JCPC Legislative Requests for Increased Funding**

37 This item was added at the beginning of the meeting. The Board approved a Resolution
38 Supporting NC Division of Juvenile Justice and Delinquency Prevention Legislative Requests for
39 Increased Recurring Funding for Juvenile Crime Prevention Councils (JCPC), Community
40 Programs, Juvenile Crisis and Assessment Centers, Short-Term Residential Contract Sites,
41 Transitional Living Programs, Medical/Mental Health Crisis Unit Capacity Increase, and NC
42 Secure All Firearms Effectively Campaign.
43

44 **9. County Manager's Report**

45 Travis Myren had no report for the Board.
46

47 **10. County Attorney's Report**

48 John Roberts had no report for the Board.
49
50

1 **11. *Appointments**

2 **a. Orange County Juvenile Crime Prevention Council (JCPC) – Appointments Discussion**

3 This item was added at the beginning of the meeting. The Board discussed and approved
4 appointments to the Orange County Juvenile Crime Prevention Council (JCPC).

5
6 **BACKGROUND:** The N.C. Department of Public Safety partners with the Juvenile Crime
7 Prevention Council (JCPC) to galvanize community leaders, locally and statewide, to reduce and
8 prevent juvenile crime. JCPC members are appointed by the Board of County Commissioners
9 (BOCC). Members represent nineteen (19) different fields/organizations, and the BOCC may also
10 appoint up to seven (7) at-large members.

11
12 Since the BOCC decided at its December 1, 2025 Business meeting not to appoint a county
13 commissioner to the JCPC and instead pursue appointing a staff designee, new information has
14 emerged regarding who may be eligible to serve in certain JCPC positions.

15
16 The Manager recommends that the BOCC consider the following appointment, and also consider
17 appointing a county commissioner to the JCPC:
18

NAME	POSITION DESCRIPTION	TYPE OF APPOINTMENT TERM	TERM EXPIRATION DATE
Caitlin Fenhagen	County Commissioner Appointee	Partial Term	6/30/2026
BOCC Member	County Commissioner	Partial Term	6/30/2026

19 Tara May, Deputy Clerk to the Board, introduced the item.

20
21 A motion was made by Commissioner Bedford, seconded by Vice-Chair Fowler to appoint
22 Deputy County Manager, Caitlin Fenhagen, to the JCPC.
23
24

25 **VOTE: UNANIMOUS**

26
27 Commissioner Bedford volunteered to serve as the commissioner appointee if no one else
28 wanted to, noting she'd served before. She referenced the racial disproportionality in juvenile
29 justice in Orange County, recalling a report former Commissioner Richardson brought to the Board
30 from two and a half years ago showing numbers are higher than she anticipated.

31 Commissioner Fowler and McKee briefly discussed that the BOCC member seat was
32 different from what Commissioner Carter had previously held. They clarified that after deciding
33 Commissioner Carter wouldn't give up the seat, they initially weren't going to fill it, wanting a
34 designee which wasn't allowed under the bylaws.

35 Commissioner Carter added context about the evolving interpretation of bylaws - they
36 believed they could designate someone, but the County Attorney clarified it didn't require a
37 commissioner, leading to their decision to bring in Caitlin Fenhagen, though they'd now evolved
38 to wanting a commissioner in the role.
39

40 A motion was made by Commissioner Greene, seconded by Commissioner McKee, to
41 appoint Commissioner Bedford as the County Commissioner on the JCPC.
42

43 **VOTE: UNANIMOUS**
44
45

1 **12. Information Items**

- 2 • December 1, 2025 BOCC Meeting Follow-up Actions List
 3 • Tax Assessor’s Report – Release Refunds Under \$100
 4 • Memorandum – Update on Human Services Work Group
 5 • Memorandum – Update on Orange County Trails Plan
 6 • Memorandum – Update on Orange County Bike and Pedestrian Plan

7
 8 **13. Closed Session**

9 At 8:20 p.m., a motion was made by Vice-Chair Fowler, seconded by Commissioner
 10 Bedford, to enter in to closed session pursuant to North Carolina General Statute § 143-
 11 318.11(a)(3), “to consult with an attorney employed or retained by the public body in order to
 12 preserve the attorney-client privilege between the attorney and the public body,” and § 143-
 13 318.11(a)(9), “to discuss and take action regarding plans to protect public safety as it relates to
 14 existing or potential terrorist activity and to receive briefings by staff members, legal counsel, or
 15 law enforcement or emergency service officials concerning actions taken or to be taken to respond
 16 to such activity.”

17
 18 **VOTE: UNANIMOUS**

19
 20 **Reconvene into regular session**

21 A motion was made by Commissioner Bedford, seconded by Commissioner McKee, to
 22 reconvene into regular session at 9:54 p.m.

23
 24 **VOTE: UNANIMOUS**

25
 26 Vice-Chair Fowler said there was a discussion in closed session that led to the following
 27 motion:

28
 29 Vice-Chair Fowler made a motion, seconded by Commissioner McKee, that the Staff
 30 Working Group pause all work plan amendments until annual agreements are in place and the
 31 financial policies and procedures are revised, enhancing transparency, and suitable and
 32 acceptable to finance staff and governing boards of the member local governing organizations
 33 and that the County Manager convey the Board of Commissioners’ direction to the Staff Working
 34 Group.

35
 36 **VOTE: UNANIMOUS**

37
 38 **Adjournment**

39
 40 A motion was made by Vice-Chair Fowler, seconded by Commissioner Carter, to adjourn
 41 the meeting at 9:55 p.m.

42
 43 **VOTE: UNANIMOUS**

44
 45 Jean Hamilton, Chair

46
 47
 48 Recorded by Tara May, Deputy Clerk to the Board

49
 50 Submitted for approval by Laura Jensen, Clerk to the Board

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-b**

SUBJECT: Motor Vehicle Property Tax Releases/Refunds

DEPARTMENT: Tax Administration

ATTACHMENT(S):

Resolution
Release/Refund Data Spreadsheet
Reason for Adjustment Summary

INFORMATION CONTACT:

Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To consider adoption of a resolution to release motor vehicle property tax values for four (4) taxpayers with a total of four (4) bills that will result in a reduction of revenue.

BACKGROUND: North Carolina General Statute (NCGS) 105-381(a)(1) allows a taxpayer to assert a valid defense to the enforcement of the collection of a tax assessed upon his/her property under three sets of circumstances:

- (a) "a tax imposed through clerical error", for example, when there is an actual error in mathematical calculation;
- (b) "an illegal tax", such as when the vehicle should have been billed in another county, an incorrect name was used, or an incorrect rate code (the wrong combination of applicable county, municipal, fire district, etc. tax rate(s) was used;
- (c) "a tax levied for an illegal purpose", which would involve charging a tax which was later deemed to be impermissible under state law.

NCGS 105-381(b), "Action of Governing Body" provides that "Upon receiving a taxpayer's written statement of defense and request for release or refund, the governing body of the taxing unit shall, within 90 days after receipt of such a request, determine whether the taxpayer has a valid defense to the tax imposed or any part thereof and shall either release or refund that portion of the amount that is determined to be in excess of the correct liability or notify the taxpayer in writing that no release or refund will be made".

For classified motor vehicles, NCGS 105-330.2(b) allows for a full or partial refund when a tax has been paid and a pending appeal for valuation reduction due to excessive mileage, vehicle damage, etc. is decided in the owner's favor.

FINANCIAL IMPACT: Approval of these release/refund requests will result in a net reduction in revenue of \$1,762.50 to Orange County, municipalities, and special districts. Of this total, the impact on the County's portion of the taxes is \$940.17. The financial impact year to date for FY 2025-2026 is \$17,126.23. The Tax Assessor recognized that refunds could impact the budget and accounted for these in the annual budget projections.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **MISSION STATEMENT** – Orange County is a visionary leader in providing governmental services valued by our community, beyond those required by law, in an equitable, sustainable, innovative, and efficient way.
- **GUIDING PRINCIPLE – STEWARDSHIP AND ADVOCACY**
We make proactive data-supported decisions and advocate to local, state, and Federal governments in response to our community’s needs in a way that best utilizes our resources.
- **GUIDING PRINCIPLE – SOCIAL JUSTICE**
We reject oppression and inequity by ensuring fair and equitable treatment of all people.

RECOMMENDATION(S): The Manager recommends that the Board approve the attached resolution approving these property tax release/refund requests in accordance with North Carolina General Statute 105-381.

NORTH CAROLINA

RES-2026-001

ORANGE COUNTY

REFUND/RELEASE RESOLUTION (Approval)

Whereas, North Carolina General Statutes 105-381 and/or 330.2(b) allows for the refund and/or release of taxes when the Board of County Commissioners determines that a taxpayer applying for the release/refund has a valid defense to the tax imposed; and

Whereas, the properties listed in each of the attached "Request for Property Tax Refund/Release" has been taxed and the tax has not been collected: and

Whereas, as to each of the properties listed in the Request for Property Tax Refund/Release, the taxpayer has timely applied in writing for a refund or release of the tax imposed and has presented a valid defense to the tax imposed as indicated on the Request for Property Tax Refund/Release.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY THAT the recommended property tax refund(s) and release(s) are approved.

Upon motion duly made and seconded, the foregoing resolution was passed by the following votes:

Ayes: Commissioners _____

Noes: _____

I, Laura Jensen, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the recorded minutes of the Board of Commissioners for said County at a business meeting of said Board held on _____, said record having been made in the Minute Book of the minutes of said Board, and is a true copy of so much of said proceedings of said Board as relates in any way to the passage of the resolution described in said proceedings.

WITNESS my hand and the corporate seal of said County, this _____ day of _____, 2026

Clerk to the Board of Commissioners

**BOCC REPORT - REGISTERED MOTOR VEHICLES
JANUARY 20, 2026**

NAME	ACCOUNT NUMBER	BILL YEAR	ORIGINAL VALUE	ADJUSTED VALUE	FINANCIAL IMPACT	ORANGE COUNTY TAX IMPACT	REASON FOR ADJUSTMENT	ADDITIONAL INFORMATION
Cantrell, Dana	87775280	2025	44,060	0	(625.46)	(281.23)	County changed to Chatham (illegal tax)	
Edwards, David	87027776	2025	100,800	84,445	(143.95)	(103.44)	Value adjustment (appraisal appeal)	
Navarro, Miguel Angel	88555868	2025	65,100	500	(830.88)	(412.34)	Antique plate (property classification)	
Newton, Adam	66214348	2024	33,180	16,590	(162.21)	(143.16)	Damage (appraisal appeal)	
					(1,762.50)	(940.17)	TOTAL	

Adjustment Descriptions

Clerical error G.S. 105-381(a)(1)(a): e.g. when there is an actual error in mathematical calculation.

Illegal tax G.S. 105-381(a)(1)(b): e.g. when the vehicle should have been billed in another county, an incorrect name was used, or an incorrect rate code was used.

Tax levied for an illegal purpose G.S. 105-381(a)(1)(c): e.g. charging a tax that was later deemed to be impermissible under State law.

Appraisal appeal G.S. 105-330.2(b): e.g. reduction in value due to excessive mileage or vehicle damage.

**Situs error: An incorrect rate code was used to calculate bill. Value remains constant but bill amount changes due to the change in specific tax rates applied to that physical location.*

Classification GS 105-330-9(b): e.g. Antique automobiles are designated a special class of property under the NC Constitution.

The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.

Approval of the release or refund of the principal tax amount also constitutes approval of the release or refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.

Military Leave and Earning Statement (LES): Is a document given on a monthly basis to members of the United States military which reports their pay, home of record and service status. The LES is required when applying for exemption from Motor Vehicle Property Taxes. Active duty, non-resident military personnel may be exempt from North Carolina motor vehicle property tax as allowed by United States Code, Title 50, Service members' Civil Relief Act of 1940. (Amended in 2009 by The Military Spouse's Residency Relief Act)

Titles and Brands: Section 1, Chapter 7
NCDMV Title Manual 14th Edition Revised January 2016

Title: Document that records the ownership of vehicles and the liens against them.

Custom-Built: A vehicle that is completely reconstructed or assembled from new or used parts. Will be branded "Specially Constructed Vehicle"

Flood Vehicles: A motor vehicle that has been submerged or practically submerged in water to the extent that damage to the body, engine, transmission or differential has occurred.

Reconstructed Vehicles: A motor vehicle required to be registered that has been materially altered from original construction due to the removal addition or substitution of essential parts.

Salvaged Motor Vehicles: Is a vehicle that has been damaged by collision or other occurrence to the extent that the cost of repairs exceeds 75% of fair market value, whether or not the motor vehicle has been declared a total loss by an insurer. Repairs shall include the cost of parts and labor, or a vehicle for which an insurance company has paid a claim that exceeds 75% of the Fair Market Value. If the salvaged vehicle is six model years old or newer, an Anti-Theft Inspection by the License and Theft Bureau is required.

Salvage Rebuilt Vehicle: A salvaged vehicle that has been rebuilt for title and registration.

Junk Vehicle: A motor vehicle which is incapable of operation or use upon the highways and has no resale value except as scrap or parts. The vehicle shall not be titled.

Antique Vehicle: A motor vehicle manufactured in 1980 and prior

Commercial Trucking (IRP): The International Registration Plan is a registration reciprocity agreement among jurisdictions in the US and Canada which provides for payment of license fee on the basis of fleet miles operated in various jurisdictions.

Total Loss: Repairs were more than the market value of the vehicle and the insurance company is unwilling to pay for the repairs.

Total Loss/Rebuilt: Whatever the repairs were to make the vehicle road worthy after a Total Loss status has been given. Vehicle must be 5 years old or older. Vehicle status then remains as salvaged or rebuilt.

Certificate of Destruction: NC DMV will not register this type of vehicle. It is not fit for North Carolina roads.

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-c**

SUBJECT: Property Tax Releases/Refunds

DEPARTMENT: Tax Administration

ATTACHMENT(S):

Resolution
Release/Refund Data Spreadsheet

INFORMATION CONTACT:

Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To consider adoption of a resolution to release property tax values for fourteen (14) taxpayers with a total of sixteen (16) bills that will result in a reduction of revenue.

BACKGROUND: The Tax Administration Office has received fourteen (14) taxpayer requests for release or refund of property taxes. North Carolina General Statute 105-381(b), "Action of Governing Body", provides that "upon receiving a taxpayer's written statement of defense and request for release or refund, the governing body of the taxing unit shall, within 90 days after receipt of such a request, determine whether the taxpayer has a valid defense to the tax imposed or any part thereof and shall either release or refund that portion of the amount that is determined to be in excess of the correct liability or notify the taxpayer in writing that no release or refund will be made". North Carolina law allows the Board to approve property tax refunds for the current and four previous fiscal years.

FINANCIAL IMPACT: Approval of this change will result in a net reduction in revenue of \$35,165.55 to Orange County, municipalities, and special districts. Of this total, the impact on the County's portion of the taxes is \$28,987.21. The financial impact year to date for FY 2025-2026 is \$443,066.99. The Tax Assessor recognized that refunds could impact the budget and accounted for these in the annual budget projections.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **MISSION STATEMENT** – Orange County is a visionary leader in providing governmental services valued by our community, beyond those required by law, in an equitable, sustainable, innovative, and efficient way.
- **GUIDING PRINCIPLE – STEWARDSHIP AND ADVOCACY**
We make proactive data-supported decisions and advocate to local, state, and Federal governments in response to our community's needs in a way that best utilizes our resources.
- **GUIDING PRINCIPLE – SOCIAL JUSTICE**
We reject oppression and inequity by ensuring fair and equitable treatment of all people.

RECOMMENDATION(S): The Manager recommends that the Board approve the attached resolution approving these property tax release/refund requests in accordance with North Carolina General Statute 105-381.

NORTH CAROLINA

RES-2026-002

ORANGE COUNTY

REFUND/RELEASE RESOLUTION (Approval)

Whereas, North Carolina General Statutes 105-381 and/or 330.2(b) allows for the refund and/or release of taxes when the Board of County Commissioners determines that a taxpayer applying for the release/refund has a valid defense to the tax imposed; and

Whereas, the properties listed in each of the attached “Request for Property Tax Refund/Release” has been taxed and the tax has not been collected: and

Whereas, as to each of the properties listed in the Request for Property Tax Refund/Release, the taxpayer has timely applied in writing for a refund or release of the tax imposed and has presented a valid defense to the tax imposed as indicated on the Request for Property Tax Refund/Release.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY THAT the recommended property tax refund(s) and release(s) are approved.

Upon motion duly made and seconded, the foregoing resolution was passed by the following votes:

Ayes: Commissioners _____

Noes: _____

I, Laura Jensen, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the recorded minutes of the Board of Commissioners for said County at a business meeting of said Board held on _____, said record having been made in the Minute Book of the minutes of said Board, and is a true copy of so much of said proceedings of said Board as relates in any way to the passage of the resolution described in said proceedings.

WITNESS my hand and the corporate seal of said County, this _____ day of _____, 2026

Clerk to the Board of Commissioners

Clerical error G.S. 105-381(a)(1)(a)
 Illegal tax G.S. 105-381(a)(1)(b)
 Appraisal appeal G.S. 105-330.2(b)

**BOCC REPORT - REAL/PERSONAL
 JANUARY 20, 2026**

NAME	ACCOUNT NUMBER	BILL YEAR	ORIGINAL VALUE	ADJUSTED VALUE	FINANCIAL IMPACT	ORANGE COUNTY TAX IMPACT	REASON FOR ADJUSTMENT	ADDITIONAL INFORMATION
Chase, Noah B.	308738	2025	3,069,000	466,600	(\$18,432.80)	(\$16,611.12)	Incorrect value (clerical error)	Billed on 92 acres instead of .92 acre
Cloutier, Nicola Ellis	3222417	2025	21,220	0	(\$446.21)	(\$316.04)	Assessed in error (illegal tax)	Gap bill: Vehicle registered in Florida during gap period
Cloutier, Nicola Ellis	3222527	2025	16,270	0	(\$317.69)	(\$225.01)	Assessed in error (illegal tax)	Gap bill: Vehicle registered in Florida during gap period
Dalton, Rebecca Marjorie	3222643	2025	27,770	0	(\$267.21)	(\$192.03)	Assessed in error (illegal tax)	Gap bill: Vehicle registered in Pennsylvania during gap period
Fisher, Stacy Parker	249998	2025	739,609	716,500	(\$312.32)	(\$147.50)	Assessed in error (illegal tax)	Watercraft registered in Chatham County
Ives, Anson Bradley	3222859	2025	20,200	0	(\$389.71)	(\$193.40)	Assessed in error (illegal tax)	Gap bill: Vehicle registered in Louisiana during gap period
Johnson, Altangla M.	47843	2025	577,500	17,600	(\$3,873.39)	(\$3,573.84)	Value adjustment (appraisal appeal)	Present Use Value granted for 2025 per BOER acceptance of untimely application
Kadlac, Deborah	134359	2025	37,900	0	(\$268.45)	(\$241.92)	Assessed in error (illegal tax)	Mobile home is taxed on parcel 9842847144
Khan, Susan Antaki	3212469	2023	16,830	0	(\$315.20)	(\$164.01)	Assessed in error (illegal tax)	Gap bill: Vehicle registered in Pennsylvania during gap period
LFW Properties LLC	306089	2025	180,810	3,037	(\$1,286.24)	(\$1,134.73)	Incorrect value (clerical error)	Parcel is currently billed for 22.44 acres, but the physical acreage is 11.46 acres
LFW Properties LLC	306095	2025	242,336	7,612	(\$1,701.35)	(\$1,498.24)	Incorrect value (clerical error)	Parcel is currently billed at 50.74 acres, but the physical acreage is 28.72 acres
Montgomery Estates Homeowners Association Inc.	3217596	2025	291,700	1	(\$2,066.11)	(\$1,861.92)	Incorrect value (clerical error)	Value reduced to \$1 due to being common area property
Neun, Kirsti Jenny	3213157	2023	6,180	0	(\$134.95)	(\$68.83)	Assessed in error (illegal tax)	Gap bill: Vehicle registered in Virginia during gap period
Pettiford, Donnell	127802	2025	74,900	0	(\$518.16)	(\$478.09)	Double billed (illegal tax)	Also assessed on 3219925 for 2025
Santosha Service Corporation	306836	2025	11,183	0	(\$158.22)	(\$71.38)	Assessed in error (illegal tax)	Business closed prior to 1/1/2025 assessment date - documentation provided
Simons, Robert	276287	2025	692,200	346,100	(\$4,677.54)	(\$2,209.15)	Incorrect value (clerical error)	HE exemption was removed in error
				Total	(\$35,165.55)	(\$28,987.21)		
Gap Bill: A property tax bill that covers the months between the expiration of a vehicle's registration and the renewal of that registration or the issuance of a new registration.								
The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.								
Approval of the release or refund of the principal tax amount also constitutes approval of the release or refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.								

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-d**

SUBJECT: Late Applications for Property Tax Exemption/Exclusion

DEPARTMENT: Tax Administration

ATTACHMENT(S):

Exempt Status Resolution
Spreadsheet
Requests for Exemption/Exclusion

INFORMATION CONTACT:

Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To consider sixteen (16) untimely applications for exemption/exclusion from ad valorem taxation for sixteen (16) bills for the 2025 tax year.

BACKGROUND: North Carolina General Statutes (NCGS) typically require applications for exemptions to be filed during the listing period, which is usually during the month of January. Applications for Elderly/Disabled Exclusion, Circuit Breaker Tax Deferment, and Disabled Veteran Exclusion should be filed by June 1st of the tax year for which the benefit is requested. NCGS 105-282.1(a1) does allow some discretion. Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by the Department of Revenue, the Board of Equalization and Review, the Board of County Commissioners, or the governing body of a municipality, as appropriate. An untimely application for exemption or exclusion approved under this provision applies only to property taxes levied by the county or municipality in the calendar year in which the untimely application is filed.

Eight (8) applicants are applying for homestead exclusion based on NCGS 105-277.1, which allows exclusion of the greater of \$25,000 or 50% of the appraised value of the residence.

One (1) applicant is applying for Circuit Breaker exclusion based on NCGS 105-277.1(B) which allows for tax relief based on income.

Three (3) applicants are applying for disabled veteran exclusion based on NCGS 105-277.1(C), which allows for an exclusion of \$45,000 for an honorably discharged Disabled American Veteran.

Four (4) applicants are applying for a charitable exemption based on NCGS 105-278.7 which allows for an exemption from property taxes for property used for educational, scientific, literary, or charitable purposes.

Including these sixteen (16) bills, the Board will have considered a total of eighty-four (84) untimely bills for exemption of 2025 taxes since the 2025 Board of Equalization and Review adjourned on

July 31, 2025. Taxpayers may submit an untimely application for exemption of 2025 taxes to the Board of Commissioners through December 31, 2025.

FINANCIAL IMPACT: The reduction in the County's tax base associated with approval of the exemption applications will result in a net reduction in revenue of \$38,922.92 to Orange County, municipalities, and special districts. Of this total, the impact on the County's portion of the taxes is \$20,164.27.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 6: DIVERSE AND VIBRANT ECONOMY**
OBJECTIVE 5. Increase access to and awareness of resources and assistance available to residents and businesses.

By considering and approving qualifying exemptions, the County helps ensure equitable access to statutory tax relief, thereby supporting residents of varying incomes and circumstances. In cases where exemptions are tied to nonprofit housing, charitable, or veteran services, the action also advances the County's Guiding Principles of equity and stewardship, ensuring that government services are applied fairly and that resources are managed responsibly to meet community needs.

RECOMMENDATION(S): The Manager recommends that the Board approve the attached resolution for the above listed applications for FY 2025-2026 exemption.

NORTH CAROLINA

RES-2026-003

ORANGE COUNTY

EXEMPTION/EXCLUSION RESOLUTION

Whereas, North Carolina General Statutes 105-282.1 empowers the Board of County Commissioners to approve applications for exemption after the close of the listing period, and

Whereas, good cause has been shown as evidenced by the information packet provided, and

Whereas, the Tax Administrator has determined that the applicants could have been approved for 2025 had applications been timely.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF ORANGE COUNTY THAT the properties applying for exemption for 2025 are so approved as exempt.

Upon motion duly made and seconded, the foregoing resolution was passed by the following votes:

Ayes: Commissioners _____

Noes: _____

I, Laura Jensen, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the recorded minutes of the Board of Commissioners for said County at a business meeting of said Board held on _____ said record having been made in the Minute Book of the minutes of said Board, and is a true copy of so much of said proceedings of said Board as relates in any way to the passage of the resolution described in said proceedings.

WITNESS my hand and the corporate seal of said County, this ____ day of _____, 2026.

Clerk to the Board of Commissioners

Late exemption/exclusion application - GS 105-282.1(a1)

**BOCC REPORT - REAL/PERSONAL
LATE EXEMPTION/ EXCLUSION
JANUARY 20, 2026**

NAME	ACCOUNT NUMBER	BILL YEAR	ORIGINAL VALUE	ADJUSTED VALUE	FINANCIAL IMPACT	ORANGE COUNTY TAX IMPACT	REASON FOR ADJUSTMENT
Butler, Phillip	299210	2025	394,000	349,000	(328.68)	(287.24)	Late application for exemption General Statute 105-277.1C (disabled veteran exemption)
Clinton, Sandra	1074519	2025	186,100	93,050	(1,071.28)	(593.94)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Collazo, Lois (Sissie Cates Beaulieu)	215732	2025	277,900	157,950	(849.61)	(765.64)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Community Housing Corp of Orange County	262443	2025	656,700	0	(7,560.59)	(4,191.72)	Late application for exemption General Statute 105-278.7 (other charitable, educational, scientific, literary or charitable purposes)
Corn, Kathy	1061576	2025	344,400	172,200	(1,736.29)	(1,099.15)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Ephesus Road Housing Corp	251748	2025	591,300	0	(7,605.30)	(3,774.26)	Late application for exemption General Statute 105-278.7 (other charitable, educational, scientific, literary or charitable purposes)
Fountain Ridge Housing Corp	251749	2025	567,900	0	(7,304.33)	(3,624.91)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Miller, Mark	160061	2025	338,376	172,676	(1,146.31)	(1,057.66)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Palmer, Virginia	313621	2025	213,400	106,700	(779.34)	(681.06)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Rundell, Margaret	29781	2025	497,000	0	(5,466.95)	(469.20)	Late application for exemption General Statute 105-277.1B (circuit breaker)
Sha, Frank	197535	2025	756,400	711,400	(399.69)	(287.24)	Late application for exemption General Statute 105-277.1C (disabled veteran exemption)
Summey, Barbara	1020468	2025	377,400	267,600	(801.98)	(700.85)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Transplanting Traditions Community Farm	3218954	2025	62,699	0	(580.72)	(400.21)	Late application for exemption General Statute 105-278.7 (other charitable, educational, scientific, literary or charitable purposes)
Walter, Gerald	294749	2025	1,115,200	1,070,200	(328.68)	(287.24)	Late application for exemption General Statute 105-277.1C (disabled veteran exemption)
Wells, Jack	198070	2025	367,178	186,428	(1,290.01)	(1,153.73)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Wilson, Joyce	153058	2025	247,600	123,800	(1,673.16)	(790.22)	Late application for exemption General Statute 105-277.1 (homestead exemption)
Total					(38,922.92)	(20,164.27)	

*Circuit Breaker does not result in a reduction in value. The exemption received is based on the income of the taxpayer.

The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.
Approval of the release or refund of the principal tax amount also constitutes approval of the release or refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.

Late Application For Exemption Good Cause Information
January 20, 2026

NAME	ACCOUNT NUMBER	BILL YEAR	EXEMPTION	GOOD CAUSE REASON
Butler, Phillip	299210	2025	VA	Re-applying after ownership change
Clinton, Sandra	1074519	2025	HE	Wasn't aware of the program
Collazo, Lois (Sissie Cates Beaulieu)	215732	2025	HE	Wasn't aware of the program
Community Housing Corp of Orange County	262443	2025	BUS	Re-applying after audit
Corn, Kathy	1061576	2025	HE	Wasn't aware of the program
Ephesus Road Housing Corp	251748	2025	BUS	Re-applying after audit
Fountain Ridge Housing Corp	251749	2025	BUS	Re-applying after audit
Miller, Mark	160061	2025	HE	Wasn't aware of the deadline
Palmer, Virginia	313621	2025	HE	Re-applying after name change
Rundell, Margaret	29781	2025	CB	I was ill
Sha, Frank	197535	2025	VA	Wasn't aware of the deadline
Summey, Barbara	1020468	2025	HE	Wasn't aware of the program
Transplanting Traditions Community Farm	3218954	2025	BUS	Wasn't aware that we had to file an application
Walter, Gerald	294749	2025	VA	Wasn't aware of the program
Wells, Jack	198070	2025	HE	Wasn't aware of the program
Wilson, Joyce	153058	2025	HE	Wasn't aware of the program

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-e**

SUBJECT: Advertisement of Tax Liens on Real Property

DEPARTMENT: Tax Administration

ATTACHMENT(S):

- 1) Order of the Board of County Commissioners in Accordance with NCGS 105-369
 - 2) Advertisement Headers
 - 3) North Carolina General Statute 105-369
 - 4) *List of Unpaid 2025 taxes: On file in the Clerk to the Board of Commissioners' Office*
-

INFORMATION CONTACT:

Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To receive a report on the amount of unpaid taxes for the current year that are liens on real property as required by North Carolina General Statute 105-369, and to approve on or about March 25, 2026, as the date set by the Board for the tax lien advertisement.

BACKGROUND: North Carolina General Statute (NCGS) 105-369 requires the Tax Administrator to report to the governing board the total amount of unpaid taxes for the current year that are liens on real property. This report is available from the Clerk to the Board of County Commissioners' office. Upon receipt of this report, the governing board must approve an Order and set a date for the lien advertisement. Tax liens may be advertised any time between March 1 and June 30. All properties that were sold during the year 2025 will be advertised in the new owners' names.

The process includes that a notice alerting property owners to the pending advertisement must be mailed at least 30 days in advance of the date of advertisement. This mailed notice will state that the last day to pay 2025 taxes, in order to avoid being advertised, is February 28, 2026. Between the mailed notice and the advertised notice, property owners are advised that collection efforts are underway. North Carolina General Statute 105-369 mandates both these notices.

The Tax Administrator will post the list of advertised delinquent property owners, using the same information and a similar format, on the Tax Office website. There will be a link on the Tax Office home page to view the list of advertised delinquent property owners: orangecountync.gov/tax. The list will be posted on the same date as the list will be advertised in the newspapers and will remain posted for 30 days.

North Carolina General Statute 105-369 (d) requires the Tax Administrator to determine the actual cost of the advertisement and to set a fee to cover the actual costs. The cost for advertising will be \$5.75 per parcel to cover the costs to advertise all tax liens in the *News of Orange* and the *News and Observer*.

FINANCIAL IMPACT: There will be no net financial impact on the County.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GUIDING PRINCIPLE – STEWARDSHIP AND ADVOCACY**

We make proactive data-supported decisions and utilize County resources responsibly to meet statutory obligations and ensure the effective administration of public revenues.

- **GUIDING PRINCIPLE – COMMUNICATION AND AWARENESS**

We provide information in a transparent manner so that property owners have clear notice, understanding, and opportunity to respond regarding delinquent tax obligations.

RECOMMENDATION(S): The Manager recommends that the Board accept the report and approve and authorize the Chair to sign the Order setting the lien sale advertisement on or about March 25, 2026.

Attachment 1

**ORDER OF THE BOARD OF COUNTY COMMISSIONERS
IN ACCORDANCE WITH G.S. 105-369**

State of North Carolina
County of Orange

To: Nancy T. Freeman, Tax Collector of Orange County

You are hereby authorized, empowered, and commanded to advertise tax liens on real property for failure to pay 2025 taxes. You shall advertise said liens by posting a notice of the liens at the county courthouse and by publishing each lien at least one time in one or more newspapers having general circulation in the taxing unit. **Advertisement of the tax liens shall be made on or about Wednesday, March 25, 2026.**

This order shall be full and sufficient authority to direct, require, and enable you to advertise said tax liens in accordance with North Carolina General Statute 105-369.

Witness my hand and official seal, this 20th day of January 2026.

Jean Hamilton

Chair, Board of County Commissioners

Attest:

Laura Jensen

Clerk to the Board of County Commissioners

(Advertisement to appear in *The News of Orange*)

**NOTICE OF ADVERTISEMENT OF TAX LIENS ON REAL PROPERTY
ORANGE COUNTY AND
TOWNS OF CARRBORO, CHAPEL HILL, DURHAM, HILLSBOROUGH AND
MEBANE**

Under and by virtue of the authority vested in me by Section 105-369 of the North Carolina General Statutes and pursuant to an order of the Board of Commissioners of Orange County dated **January 20, 2026**, I am hereby advertising tax liens for the year 2025 upon the real estate described below. The amount advertised will be increased by interest and cost. The omission of interest and cost from the amount advertised will not constitute a waiver of the taxing unit's claim for these items. The real estate subject to the lien, the name of the taxpayer (owner as of January 6, 2026), and the amount of taxes due are set out below. If the taxes remain unpaid the lien will be foreclosed by the taxing unit and the property sold to satisfy the claim for the taxes. These collection procedures do not apply to taxpayers under a current US Bankruptcy plan. When a parcel was subdivided after January 1, 2025, and the ownership of one or more of the resulting parcels was transferred, the amount of the tax lien on each parcel is the amount of the lien on the original parcel, as it existed on January 1, 2025, as shown in this advertisement. **This list includes all properties in Orange County.**

This, the 25th day of March 2026.

Nancy T. Freeman
Orange County Consolidated
City-County Tax Collector

(Advertisement to appear in *News & Observer*)

**NOTICE OF ADVERTISEMENT OF TAX LIENS ON REAL PROPERTY
ORANGE COUNTY AND
TOWNS OF CARRBORO, CHAPEL HILL, DURHAM, HILLSBOROUGH AND
MEBANE**

Under and by virtue of the authority vested in me by Section 105-369 of the North Carolina General Statutes and pursuant to an order of the Board of Commissioners of Orange County dated **January 20, 2026**, I am hereby advertising tax liens for the year 2025 upon the real estate described below. The amount advertised will be increased by interest and cost. The omission of interest and cost from the amount advertised will not constitute a waiver of the taxing unit's claim for these items. The real estate subject to the lien, the name of the taxpayer (owner as of January 6, 2026), and the amount of taxes due are set out below. If the taxes remain unpaid the lien will be foreclosed by the taxing unit and the property sold to satisfy the claim for the taxes. These collection procedures do not apply to taxpayers under a current US Bankruptcy plan. When a parcel was subdivided after January 1, 2025, and the ownership of one or more of the resulting parcels was transferred, the amount of the tax lien on each parcel is the amount of the lien on the original parcel, as it existed on January 1, 2025, as shown in this advertisement. **This list includes all properties in Orange County.**

This, the 25th day of March 2026.

Nancy T. Freeman
Orange County Consolidated
City-County Tax Collector

Attachment 3

§ 105-369. Advertisement of tax liens on real property for failure to pay taxes.

(a) Report of Unpaid Taxes That Are Liens on Real Property. - In February of each year, the tax collector must report to the governing body the total amount of unpaid taxes for the current fiscal year that are liens on real property. A county tax collector's report is due the first Monday in February, and a municipal tax collector's report is due the second Monday in February. Upon receipt of the report, the governing body must order the tax collector to advertise the tax liens. For purposes of this section, district taxes collected by county tax collectors shall be regarded as county taxes and district taxes collected by municipal tax collectors shall be regarded as municipal taxes.

(b) Repealed by Session Laws 1983 (Regular Session, 1984), c. 1013.

(b1) Notice to Owner. - After the governing body orders the tax collector to advertise the tax liens, the tax collector must send a notice to the record owner of each affected parcel of property, as determined as of the date the taxes became delinquent. The notice must be sent to the owner's last known address by first-class mail at least 30 days before the date the advertisement is to be published. The notice must state the principal amount of unpaid taxes that are a lien on the parcel to be advertised and inform the owner that the name of the record owner as of the date the taxes became delinquent will appear in a newspaper advertisement of delinquent taxes if the taxes are not paid before the publication date. Failure to mail the notice required by this section to the correct record owner does not affect the validity of the tax lien or of any foreclosure action.

(c) Time and Contents of Advertisement. - A tax collector's failure to comply with this subsection does not affect the validity of the taxes or tax liens. The county tax collector shall advertise county tax liens by posting a notice of the liens at the county courthouse and by publishing each lien at least one time in one or more newspapers having general circulation in the taxing unit. The municipal tax collector shall advertise municipal tax liens by posting a notice of the liens at the city or town hall and by publishing each lien at least one time in one or more newspapers having general circulation in the taxing unit. Advertisements of tax liens shall be made during the period March 1 through June 30. The costs of newspaper advertising shall be paid by the taxing unit. If the taxes of two or more taxing units are collected by the same tax collector, the tax liens of each unit shall be advertised separately unless, under the provisions of a special act or contractual agreement between the taxing units, joint advertisement is permitted.

The posted notice and newspaper advertisement shall set forth the following information:

(1) Repealed by Session Laws 2006-106, s. 2, effective for taxes imposed for taxable years beginning on or after July 1, 2006.

(1a) The name of the record owner as of the date the taxes became delinquent for each parcel on which the taxing unit has a lien for unpaid taxes, in alphabetical order.

(1b) After the information required by subdivision (1a) of this subsection for each parcel, a brief description of each parcel of land to which a lien has attached and a statement of the principal amount of the taxes constituting a lien against the parcel.

(2) A statement that the amounts advertised will be increased by interest and costs and that the omission of interest and costs from the amounts advertised will not constitute waiver of the taxing unit's claim for those items.

(3) In the event the list of tax liens has been divided for purposes of advertisement in more than one newspaper, a statement of the names of all newspapers in which advertisements will appear and the dates on which they will be published.

(4) A statement that the taxing unit may foreclose the tax liens and sell the real property subject to the liens in satisfaction of its claim for taxes.

(d) Costs. - Each parcel of real property advertised pursuant to this section shall be assessed an advertising fee to cover the actual cost of the advertisement. Actual advertising costs per parcel shall be determined by the tax collector on any reasonable basis. Advertising costs assessed pursuant to this subsection are taxes.

(e) Payments during Advertising Period. - At any time during the advertisement period, any parcel may be withdrawn from the list by payment of the taxes plus interest that has accrued to the time of payment and a proportionate part of the advertising fee to be determined by the tax collector. Thereafter, the tax collector shall delete that parcel from any subsequent advertisement, but the tax collector is not liable for failure to make the deletion.

(f) Listing and Advertising in Wrong Name. - No tax lien is void because the real property to which the lien attached was listed or advertised in the name of a person other than the person in whose name the property should have been listed for taxation if the property was in other respects correctly described on the abstract or in the advertisement.

(g) Wrongful Advertisement. - Any tax collector or deputy tax collector who willfully advertises any tax lien knowing that the property is not subject to taxation or that the taxes advertised have been paid is guilty of a Class 3 misdemeanor, and shall be required to pay the injured party all damages sustained in consequence. (1939, c. 310, s. 1715; 1955, c. 993; 1971, c. 806, s. 1; 1983, c. 808, s. 1; 1983 (Reg. Sess., 1984), c. 1013; 1993, c. 539, s. 725; 1994, Ex. Sess., c. 24, s. 14(c); 1999-439, s. 1; 2000-140, s. 73; 2006-106, s. 2.)

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-f**

SUBJECT: Extension of 2026 Tax Listing Period

DEPARTMENT: Tax Administration

ATTACHMENT(S):

Resolution
North Carolina General Statute 105-307
North Carolina General Statute 105-
296(c)

INFORMATION CONTACT:

Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To approve a resolution extending the 2026 Tax Listing Period until February 13, 2026.

BACKGROUND: North Carolina General Statute (NCGS) 105-307 establishes that the annual tax listing period begins on the first business day of January and ends on January 31. It also allows for the County Board of Commissioners to extend the time during which property is to be listed for taxation by resolution.

In late November the Tax Office began the annual process of preparing the listing form templates and testing the data extracts to send to the County's vendor for printing as is done each year. The deadline to approve proofs is late December so that the listing forms are mailed around the first of January. Although the Business Personal Property Listing Forms were mailed timely without issue, there have been issues with the valuation data not being calculated and displayed correctly on 2026 real and individual personal property listing forms.

After additional review and correspondence with the print company, the issues were corrected and all listing forms were mailed on or before January 9, 2026.

Because of the lengthy delay in mailing the real and individual personal property listing forms, property owners need additional time to complete and return the listing forms. The Tax Office recommends that the listing period be extended until Friday, February 13, 2026. The standard deadline of January 31st will be indicated on the listing forms because of the additional days that would have been required to change the templates before printing.

As required by NCGS 105-296(c), an advertisement will be placed in the *News & Observer* to notify the public of the extension, and the same notice will be posted throughout the county on January 21, 2026 (after Board consideration and approval) in the same locations as the original notice. In order to further communicate the extension, the Tax Office will use social media, the County website, and in-County monitors to broadcast the extension to the listing deadline. Additionally, the Tax Office will consult with the County's Community Relations Department to

provide public announcements. This information will be communicated with taxpayers who call, email or chat with staff. Notice of the extension will also be displayed in the Tax Office lobby area.

FINANCIAL IMPACT: Costs to advertise the extension are estimated to be \$1,500.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 6: DIVERSE AND VIBRANT ECONOMY**

OBJECTIVE 3. Streamline and improve County administrative processes to facilitate efficient and effective interactions between residents, businesses, and County departments.

OBJECTIVE 5. Increase access to and awareness of information and assistance available to residents and businesses through clear communication and responsive service delivery.

RECOMMENDATION(S): The Manager recommends that the Board approve the attached resolution extending the 2026 tax listing period until February 13, 2026.

NORTH CAROLINA

RES-2026-004

ORANGE COUNTY

EXTENSION OF TAX LISTING PERIOD RESOLUTION (Approval)

Whereas, North Carolina General Statutes 105-307(b)(1) allows the Board of County Commissioners to extend the time during which property is to be listed for taxation for up to 30 additional days in a non-revaluation year; and

Whereas, the Board has found it reasonable and prudent to extend this period for 2026.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF ORANGE COUNTY THAT the time during which property is to be listed for taxation in 2026 be extended until February 13, 2026.

Upon motion duly made and seconded, the foregoing resolution was passed by the following votes:

Ayes: Commissioners _____

Noes: _____

I, Laura Jensen, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the recorded minutes of the Board of Commissioners for said County at a regular meeting of said Board held on _____, said record having been made in the Minute Book of the minutes of said Board, and is a true copy of so much of said proceedings of said Board as relates in any way to the passage of the resolution described in said proceedings.

WITNESS my hand and the corporate seal of said County, this _____ day of _____, 2026.

Clerk to the Board of Commissioners

§ 105-307. Length of listing period; extension; preliminary work.

(a) Listing Period. - Unless extended as provided in this section, the period during which property is to be listed for taxation each year begins on the first business day of January and ends on January 31.

(b) General Extensions. - The board of county commissioners may, by resolution, extend the time during which property is to be listed for taxation as provided in this subsection. Any action by the board of county commissioners extending the listing period must be recorded in the minutes of the board, and notice of the extensions must be published as required by G.S. 105-296(c). The entire period for listing, including any extension of time granted, is considered the regular listing period for the particular year within the meaning of this Subchapter.

(1) In nonrevaluation years, the listing period may be extended for up to 30 additional days.

(2) In years of octennial appraisal of real property, the listing period may be extended for up to 60 additional days.

(3) If the county has provided for electronic listing of personal property under G.S. 105-310.1, the period for electronic listing of personal property may be extended up to June 1. A resolution that provides a general extension of time for the electronic listing of personal property shall continue in effect until revised or rescinded unless otherwise stated in the resolution.

(c) Individual Extensions. - The board of county commissioners shall grant individual extensions of time for the listing of real and personal property upon written request and for good cause shown. The request must be filed with the assessor no later than the ending date of the regular listing period. The board may delegate the authority to grant extensions to the assessor. Extensions granted under this subsection shall not extend beyond April 15. Notwithstanding the individual extension time limitation in this subsection, if the county has provided for electronic listing of personal property under G.S. 105-310.1, extensions granted for electronic listing of personal property shall not extend beyond June 1.

(d) Preliminary Work. - The assessor may conduct preparatory work before the listing period begins, but may not make a final appraisal of property before the day as of which the value of the property is to be determined under G.S. 105-285. (1939, c. 310, s. 905; 1971, c. 806, s. 1; 1973, cc. 141, 706; 1975, c. 49; 1977, c. 360; 1987, c. 43, s. 5; c. 45, s. 1; 2001-279, s. 2; 2006-30, s. 2; 2011-238, s. 3.)

§ 105-296(c) Powers and duties of assessor.

(c) At least 10 days before the date as of which property is to be listed, the assessor shall advertise in a newspaper having general circulation in the county and post in at least five public places in each township in the county a notice containing all of the items listed in this subsection. **If the listing period is extended in any county by the board of county commissioners, the assessor shall advertise in the newspaper in which the original notice was published and post in the same places a notice of the extension and of the times during which and the place or places at which lists will be accepted during the extended period.** The items that must be included in the notice are:

- (1) The date as of which property is to be listed.
- (2) The date on which listing will begin.
- (3) The date on which listing will end.
- (4) The times between the date mentioned in subdivision (c)(2), above, and the date mentioned in subdivision (c)(3), above, during which lists will be accepted.
- (5) The place or places at which lists will be accepted at the times established under subdivision (c)(4), above.
- (6) A statement that all persons who, on the date as of which property is to be listed, own property subject to taxation must list such property within the period set forth in the notice and that any person who fails to do so will be subject to the penalties prescribed by law.
- (7) If the county has provided for electronic listing of personal property under G.S. 105-310.1, a statement that the county allows electronic listing of personal property and the timetable and procedures for electronic listing.

ORD-2026-001

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: January 20, 2026

**Action Agenda
Item No. 8-g**

SUBJECT: Fiscal Year 2025-26 Budget Amendment #6

DEPARTMENT: County Manager's Office

ATTACHMENT(S):

Attachment 1. Year-to-Date Budget
Summary

INFORMATION CONTACT:

Kirk Vaughn, (919) 245-2153

PURPOSE: To approve budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

Outside Agencies

1. Funds totaling \$6,500 that were previously budgeted for the outside agency Charles House's fourth quarterly payment in FY 2024-25 were not encumbered at the end of the fiscal year and fell to fund balance. This budget amendment appropriates \$6,500 in General Fund fund balance and authorizes it to be spent in the General Fund to pay for the Charles House FY 2024-25 fourth quarterly payment.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GUIDING PRINCIPLE – PARTNERSHIP AND COLLABORATION**

We build meaningful relationships and connections that allow us to create holistic and integrated systems of support for all.

Information Technologies

2. Information Technologies (IT) has requested that its IT Help Desk Administrator position, which has recently become vacant due to a retirement, be increased from .70 FTE (full time equivalent) to 1.0 FTE and reclassified as a Business Officer I position. This reclassification and FTE increase will require an additional \$15,927 in FY 2025-26 which can be covered through normal salary attrition. In FY 2026-27, this personnel change will add \$30,559 to the base budget for this position. This amendment increases the FTE count for that position from .70 FTE to 1.0 FTE, but does not add any additional budget authority in FY 2025-26.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **MISSION STATEMENT** – Orange County is a visionary leader in providing governmental services valued by our community, beyond those required by law, in an equitable, sustainable, innovative and efficient way.

County Manager – Arts Commission and Asset Management Services

3. The Arts Commission is creating a Ceramic Studio within the Eno Mill Art Space. This includes additional plumbing and electrical work with a project cost of \$20,000. The cost of this work will be offset with revenue generated by classes and rental of the studio space. This budget amendment appropriates \$20,000 in expenses and recognizes revenue in the following project ordinance within the County Capital Fund, outside of the General Fund.

Major Plumbing Repair (\$20,000) - Project # 10075

Revenues for this fund:

	Current FY 2025-26	FY 2025-26 Amendment	FY 2025-26 Revised
Alternative Financing	\$575,263	\$0	\$575,263
Transfer from General Fund	\$8,900	\$0	\$8,900
Program Revenues	\$0	\$20,000	\$20,000
Total Funding	\$584,163	\$20,000	\$604,163

Appropriated for this fund:

	Current FY 2025-26	FY 2025-26 Amendment	FY 2025-26 Revised
Project Expenditures	\$584,163	\$20,000	\$604,163
Total Costs	\$584,163	\$20,000	\$604,163

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 2: HEALTHY COMMUNITY**
OBJECTIVE 7. Invest in services and programs that improve the health and quality of life of the community (e.g., recreation and public open spaces, arts, etc.)

Housing

4. Longtime Homeowners Assistance – After reviewing applications for the Longtime Homeowners Assistance program, it was determined that to provide the appropriate funds for eligible applicants, an additional \$18,720 was needed to maintain the 25% tax relief threshold. This additional funding is less than the amount estimated at the December 9, 2025 Board Business meeting, as a higher percentage of applicants were above the income limits to receive tax relief. This budget amendment provides for the allocation of \$18,720 from the Social Justice Reserve Fund to support this program. The Social Justice Reserve Fund will retain \$57,280 in available funds for future needs.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 3: HOUSING FOR ALL**

OBJECTIVE 2. Address need and any policy barriers to increase access to emergency shelter beds and other low-barrier housing including eviction diversion.

Finance & Administrative Services

5. With Agenda Item 4-a on this January 20, 2026 meeting agenda, the Finance & Administrative Services Department is presenting the County's Annual Comprehensive Financial Report for FYE 6/30/2025. The audit firm, Mauldin and Jenkins, incurred \$15,000 in additional expenses due to the requirements of the Uniform Guidance and State Single Audit Implementation Act and major program selection for FY 2025. This amendment appropriates \$15,000 from General Fund fund balance to cover this additional expenditure.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **MISSION STATEMENT** – Orange County is a visionary leader in providing governmental services valued by our community, beyond those required by law, in an equitable, sustainable, innovative and efficient way.

FINANCIAL IMPACT: Approval of Budget Amendment #6 will increase the budget authorization of the General Fund by \$21,500 and the County Capital Fund by \$20,000.

RECOMMENDATION(S): The Manager recommends the Board approve the budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

Year-To-Date Budget Summary

Fiscal Year 2025-26

Fund Budget Summary	General Fund	County Capital
Original Budget Revenue	\$298,315,586	\$36,635,068
Interfund Transfer Revenue	\$665,729	\$1,400,000
Fund Balance Appropriation	\$7,056,130	\$0
Total Original Budget	\$306,037,445	\$38,035,068
Additional Revenue Received Through Budget Amendment #6 (January 20th)		
Grant Funds	\$817,350	\$1,222,368
Non Grant Funds	\$174,988	-\$4,500
Additional Interfund Transfer Revenue	\$129,261	\$290,954
Additional Fund Balance Appropriation	-\$54,611	
Total Amended Budget	\$307,104,433	\$39,543,890
Dollar Change in 2025-26 Approved Budget	\$1,066,988	\$1,508,822
% Change in 2025-26 Approved Budget	0.35%	3.97%

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-h**

SUBJECT: Ordinance Execution for Unified Development Ordinance Text Amendments – Impervious Surfaces, Watershed Protection Overlay Districts, and Stream Buffers

DEPARTMENT: Planning and Inspections

ATTACHMENT(S):

1. Proposed Ordinance, Including UDO Text Amendments

INFORMATION CONTACT:

Christopher Sandt, County Engineer, 919-245-2583
Patrick Mallett, Deputy Director, 919-245-2592
Cy Stober, Director, 919-245-2592

PURPOSE: To adopt an ordinance approving text amendments to the Unified Development Ordinance (UDO), as required by North Carolina General Statute (NCGS) 160D-601(c), based on the Board’s public hearing and approval at the November 18, 2025 Business meeting.

BACKGROUND: The Orange County Planning & Inspections Department initiated text amendments to UDO Sections 2.20, 4.2, 6.13, and Article 10. The proposed text amendments (i.e., Impervious Surfaces, Watershed Protection Overlay Districts, and Stream Buffers) were presented to the Board at the [November 18, 2025, Business meeting](#), at which a public hearing was held and the proposed text amendments were **unanimously approved** by the Board. However, the required Ordinance (first page of [Attachment 1](#) in this January 20, 2026 agenda item) was erroneously not included within the November 18, 2025 agenda item. Because NCGS 160D-601(c) requires that amendments to the UDO be adopted via ordinance, this agenda item is being presented to the Board for adoption of the required ordinance.

It should however be noted that, subsequent to the November 18, 2025 meeting, staff discovered errors within the revisions proposed to Table 4.2.6. The errors have no immediate consequence in regard to statutory compliance, but are relevant to internal consistency and clarity matters. As a result, the revisions to Table 4.2.6 are not proposed for adoption at this time, as noted on the affected page in Attachment 1. The revisions to Table 4.2.6 will alternatively be included in an omnibus amendment that staff is currently preparing for consideration in the first half of 2026.

FINANCIAL IMPACT: There are no costs associated with these text amendments or the associated ordinance other than staff time. Staff has and will continue to accomplish the necessary tasks associated with formally amending the UDO once the required ordinance is adopted for this purpose.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 1: ENVIRONMENTAL PROTECTION AND CLIMATE ACTION**
OBJECTIVE 6. Protect water supply/watersheds.

RECOMMENDATION(S): The Manager recommends that the Board adopt the proposed ordinance (Attachment 1) approving the November 18, 2025 text amendments as required by NCGS 160D-601(c).

Attachment 1

Ordinance # ORD-2026-002

**AN ORDINANCE AMENDING THE
UNIFIED DEVELOPMENT ORDINANCE OF ORANGE COUNTY**

Whereas, Orange County has initiated amendments to its Unified Development Ordinance (UDO) to modify existing regulations related to Impervious Area, Watershed Protection Overlay Districts (WPODs), and Stream Buffers, and

Whereas, this amendment seeks to update Sections 2.20, 4.2, 6.13 and 10 of the UDO and various other sections pertaining to Impervious Area, Watershed Protection Overlay Districts (WPODs), and Stream Buffers. These revisions seek to modernize the ordinance and align it with current Federal and State laws; and

Whereas, the Orange County Planning Board has recommended approval of the proposed text amendments, and

Whereas, the County has held the required public hearing and has found the proposed text amendments are consistent with the goals and policies of the adopted Comprehensive Plan.

Be it ordained by the Board of Commissioners of Orange County that the Unified Development Ordinance of Orange County is hereby amended as depicted in the attached pages.

Be it further ordained that this ordinance be placed in the book of published ordinances and that this ordinance is effective upon its adoption.

Upon approval of the Board of Commissioners of Orange County, the foregoing ordinance was adopted this 20th day of January 2026.

I, Laura Jensen, Clerk to the Board of Commissioners of Orange County, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board at a meeting held on January 20, 2026, as relates in any way to the adoption of the foregoing and that said proceedings are recorded in the minutes of the said Board.

WITNESS my hand and the seal of said County, this _____ day of _____, 2026.

SEAL

Clerk to the Board of Commissioners

- (iv) There will be no substantial change in the permitted activity.
- (2) The Erosion and Sedimentation Control Plan holder shall comply with all terms and conditions of the Erosion and Sedimentation Control Plan until such time as the Erosion and Sedimentation Control Plan is transferred.
- (3) The successor-owner shall comply with all the terms and conditions of the Erosion and Sedimentation Control Plan once the Erosion and Sedimentation Control Plan is transferred.
- (4) Notwithstanding changes to law made after the original issuance of the Erosion and Sedimentation Control Plan, the Erosion Control Officer may not impose new or different terms and conditions in the Erosion and Sedimentation Control Plan without the prior express consent of the successor-owner. Nothing in this subsection shall prevent the Erosion Control Officer from requiring a revised Erosion and Sedimentation Control Plan pursuant to General Statute 113A-54.1.(b).

SECTION 2.20: STREAM BUFFERS –USE AUTHORIZATION CERTIFICATE

2.20.1 Use Authorization Certificate

(A) Application Requirements

- (1) An application for a ~~Stream Buffer Use~~¹ Authorization Certificate shall be filed with the Erosion Control Officer on forms provided by the Planning Department.
- (2) Complete applications shall include the following:
- The name, address and phone number of the applicant;
 - The nature of the activity to be conducted by the applicant;
 - The location of the activity, including the jurisdiction;
 - A map of sufficient detail to accurately delineate the boundaries of the land to be utilized in carrying out the activity, the location and dimensions of any disturbance in riparian buffers associated with the activity, and the extent of riparian buffers on the land;
 - An explanation of why this plan for the activity cannot be practically accomplished, reduced or reconfigured to better minimize disturbance to the riparian buffer, preserve aquatic life and habitat and protect water quality; and
 - Plans for any best management practices proposed to be used to control the impacts associated with the activity.

(B) Timeframe for Review

- (1) All requests shall be reviewed by the Erosion Control Officer and either approved or denied within 60 days of receipt of a complete application.
- (2) Failure to issue an approval or denial within 60 days shall constitute that the applicant has demonstrated “no practical alternatives.”
- (3) The Erosion Control Officer may attach conditions to the Authorization Certificate that support the purpose, spirit and intent of the riparian buffer protection program.

(C) Disputes

¹ [Correction to our standard form name.](#)

Any disputes over determinations regarding [Stream Buffer](#)² Authorization Certificates shall be referred to the Division of Water Resources of the North Carolina Department of Environmental Quality (NCDEQ) for a decision.

SECTION 2.21: STORMWATER MANAGEMENT

2.21.1 Stormwater Management Plan

(A) Application Requirements

- (1) A Stormwater Management Plan (SMP) shall be prepared for all Land-Disturbing Activities subject to this Ordinance whenever the proposed Land-Disturbing Activity exceeds the stormwater thresholds as defined in the Orange County Watershed Matrix (Table 4.2.10 of this Ordinance).

(B) Plan Requirements

- (1) Any proposed permanent Stormwater Control Measures (SCMs) must be shown as part of the SMP and must accompany the Land Disturbing Permit (LDP) application submittal package. SCMs shall meet the requirements of the most current version of the North Carolina Administrative Code Title 15A, Subchapter 02H Sections .1000 through .1062, and the most current version of the Department of Environmental Quality (NCDEQ) Stormwater Design Manual.
- (2) All calculations for Nutrient Export (including the nutrient accounting tool), Peak Run-off Volume, and permanent SCMs designed for Nutrient Removal, as applicable per the requirements of Section 6.14 of this Ordinance, must be included in the LDP application submittal package.
- (3) SCMs that are designed, constructed and maintained in accordance with the most current version of the North Carolina Administrative Code Title 15A, Subchapter 02H, Sections .1000 through .1062 and the most current version of the NCDEQ Stormwater Design Manual, the approved accounting tools, and the requirements listed in Section 6.14 of this Ordinance will be presumed to meet the required performance standards of Section 6.14 of this Ordinance. Submittals containing measures not designed to these specifications, may be approved on a case by case basis provided the applicant provides adequate data and information showing how the deviations meet the requirements of Section 6.14 of this Ordinance.

(C) Plan Approval

The Erosion Control Officer is authorized to approve any SMP which is in conformance with the performance standards specified in the most current version of the North Carolina Administrative Code Title 15A, Subchapter 02H, Sections .1000 through .1062 and the most current version of the NC DEQ Stormwater Design Manual, and other requirements of this Ordinance.

(D) Approved Plan a Prerequisite

The Erosion Control Officer is not authorized to issue any LDPs for development on any land that is defined as new development under Section 6.14 of this Ordinance unless and until an SMP in compliance with the requirements of this Ordinance has been approved.

(E) Design of Permanent Nutrient Export Reduction Stormwater Control Measures

When a permanent nutrient export reduction SCM is required for new development to meet the requirements of this Ordinance, a North Carolina registered professional engineer shall prepare the SMP with the Engineer's Certification of Stormwater Management affixed, signed, sealed and dated.

² [Correction to our standard form name.](#)

ARTICLE 4: OVERLAY ZONING DISTRICTS

SECTION 4.1: GENERALLY

4.1.1 Description, Standards, and Conflicts

- (A) Overlay districts are supplemental to general zoning district classifications and are applied in combination to address special situations or to accomplish specific planning and land use goals.
- (B) Unless otherwise expressly stated, all applicable regulations of the underlying district apply to property in an overlay district.
- (C) Unless otherwise stated, all applicable standards of this Ordinance apply to property in an overlay district.
- (D) When overlay district standards conflict with standards that otherwise apply in the underlying district, the regulations of the overlay district always govern.

SECTION 4.2: WATERSHED PROTECTION OVERLAY DISTRICTS³

4.2.1 Purpose and Intent

- (A) The purpose of the Watershed Protection Overlay Districts is to prevent significant future water quality deterioration in existing or potential future drinking water reservoirs which receive stormwater runoff from land within Orange County.
- (1) Protection of all water supplies within the State in accordance with minimum standards was mandated by NCGS §143-214.5.
 - (2) The quality of water in drinking water reservoirs can be affected by human activities including farming, construction of highways and roads, subdivision development, industrial development, and other land-disturbing activities. Types of water pollutants resulting from these activities include sediment, bacterial contamination, heavy metals, synthetic organic compounds and low-level radioactivity.
- (B) The intent of the Watershed Protection Overlay Districts is to apply a set of regulations involving land use and, in some cases, structural best management practices which protect the watersheds by reducing the pollution from future development which enters drinking water supplies.
- (1) Land use management practices involve minimum lot size and impervious surface restrictions, since impervious surfaces such as roads, roof tops and driveways are a major source of pollution.
 - (2) Structural best management practices allow for more intensive land use by providing for temporary detention of stormwater runoff so that pollutants may settle.

4.2.2 Applicability

- (A) The Watershed Protection Overlay Districts as established herein overlay other zoning districts established in this Ordinance. The new use of any land or new structure within any Watershed Protection Overlay District shall comply with the use regulations applicable to the underlying zoning district as well as the requirements of the applicable Watershed Protection Overlay District.
- (B) A Watershed Protection Overlay District shall be applied to the Orange County portion of watersheds which have been classified as WS-II, WS-III or WS-IV watersheds by the North Carolina Environmental Management Commission in its implementation of NCGS §143-214.5. In accordance with

³ [Staff recommendation to add "Overlay District" to the end of article section title to provide additional clarity for the reader.](#)

the State Mandate, [thirteen \(13\)⁴](#) Watershed Protection District Overlays, as listed in the table in subsection (E) [below⁵](#), are hereby established.

(C) Areas designated as “Critical Area” under the Orange County designation are hereby established using the following criteria:

- (1) The land area in the Upper Eno watershed (straight line distance) within one-half mile of the normal pool elevation (NPE), or nearest available contour line used for the calculation, of an existing Class I or Class II reservoir or proposed water supply reservoir designated for protection, or the ridgeline of the sub-watershed, whichever is less; and
- (2) The land area within one-half mile on each side for an upstream distance of 2.5 miles (straight line distance) of any fifth order or higher stream flowing into a Class I reservoir, or the ridgeline of the sub-watershed, whichever is less; and
- (3) The land area within one-half mile on each side of a fourth order or higher stream flowing between any Class II and Class I reservoir; and
- (4) The land area within one-half mile on each side for an upstream distance of 1.5 miles (straight line distance) of a third or fourth order stream flowing directly into any Class I reservoir; and
- (5) The land area within one-half mile on each side for an upstream distance of 1.0 mile (straight line distance) of a third or fourth order stream flowing into a fourth order or higher stream that is within 1.0 miles (straight line distance) of a Class I reservoir; and
- (6) Any isolated areas within the overall critical area boundary that drain into any of the streams listed above.
- (7) Areas designated as Transition Areas on the Land Use Element Map of the Orange County Comprehensive Plan are excluded from designation as a Critical Area, except for land areas located within one-half mile from the normal pool elevation of a Class I reservoir.
- (8) The land area north of the centerline of West Ten Road and west of the centerline of the Interstate 85/U.S. 70 Connector is excluded from designation as a Critical Area, except for land areas located within one-half mile from the normal pool elevation of a Class I reservoir.

(D) The designation of “Protected” applies to areas of watersheds classified as WS-II, WSIII, or WS-IV outside of areas designated as “Critical Area.”

(E) General Locations of Watershed Protection Overlay Districts

TABLE 4.2.2.E: WATERSHED PROTECTION OVERLAY DISTRICTS ⁶		
DISTRICT		GENERAL LOCATION
UNIV-CA	University Lake Critical Area	One-half mile from the normal pool elevation of University Lake, or to the ridgeline of the watershed, whichever is less.
UNIV-PW	University Lake Protected Watershed Overlay District	The portion of the drainage basin of University Lake not covered by UNIV-CA.
CANE-CA	Cane Creek Critical Area Overlay District	One-half mile from the normal pool elevation of Cane Creek Reservoir, or to the ridgeline of the watershed, whichever is less.

⁴ Staff recommendation to improve reading clarity.

⁵ The correct subsection is now referenced.

⁶ Table 4.2.2.E has been reformatted to improve reading clarity.

TABLE 4.2.2.E: WATERSHED PROTECTION OVERLAY DISTRICTS ⁶		
DISTRICT		GENERAL LOCATION
CANE-PW	Cane Creek Protected Watershed Overlay District	The portion of the drainage basin of Cane Creek Reservoir not covered by CANE-CA.
U-ENO-CA	Upper Eno Critical Area Overlay District	One-half mile from the normal pool elevation, or to the ridgeline of the watershed, whichever is less, of the following Class I reservoirs: Corporation Lake (538' actual NPE, 540' contour line used) and Lake Ben Johnson (515' NPE and contour line used). One-half mile (straight line measurement) from the normal pool elevation, or to the ridgeline of the watershed, whichever is less, of the following Class II reservoirs: Lake Orange (615' NPE and contour line used) and West Fork on the Eno (642' NPE, 642' contour line used); and the land area within one-half mile (straight line measurement) on each side of other streams designated for protection. These protected streams include portions of: Eno River, Seven Mile Creek, West Fork of the Eno River, East Fork of the Eno River, Rocky Run, Stream ID 1625, Stream ID 1498, Dry Run Creek, Crabtree Creek, and Stream ID 2109. (Source of elevation data: Atlantic Technologies Ltd., 1998 planimetric project approved by Orange County GIS).
U-ENO-PW	Upper Eno Protected Watershed Overlay	The portion of the Upper Eno drainage basin not covered by U-ENO-CA.
L-ENO-PW	Lower Eno Protected Watershed Overlay	The Orange County portion of the Eno River Watershed within ten miles of the City of Durham Emergency Water Intake east of US 501 (Roxboro Road).
LITTLE-PW	Little River Protected Watershed Overlay District	The portion of drainage basin of the Little River Reservoir which is located in Orange County.
BACK-PW	Back Creek Protected Watershed Overlay District	The portion of the drainage basin of Back Creek which is located in Orange County.
HYCO-PW	South Hyco Creek Protected Watershed Overlay District	The portion of the drainage basin of South Hyco Creek which is located in Orange County.
FLAT-PW	Flat River Protected Watershed Overlay District	The portion of the drainage basin of the Flat River which is located in Orange County.
HAW-PW	Haw River Protected Watershed Overlay District	The portion of the drainage basin for the Haw River which is located in Orange County
JORDAN-PW	Jordan Lake Protected Watershed Overlay District	The Orange County portion of the Jordan Lake Watershed which extends five miles from the normal pool elevation of the impoundment.

(F) Existing Development

The following residential or non-residential structures shall be considered existing development for the purpose of determining compliance with or applicability of Sections 4.2, ~~6.13, 6.14, and 6.15 of this Ordinance and 6.13.3, 6.13.4, 6.13.6, 6.13.8, 6.14.4, 6.14.10, 6.14.11, and 6.15.7(B)(3)~~⁷:

⁷ Simplified reference to applicable sections of the UDO.

- (1) Was either constructed prior to, or constructed in accordance with a valid building permit issued prior to, or was included as part of a Site Specific Development Plan approved by the Board of County Commissioners prior to January 1, 1994; or
- (2) Was either constructed prior to, or constructed in accordance with a valid building permit issued prior to, or was included as part of a Site Specific Development Plan approved by the Board of County Commissioners prior to February 12, 1997 with respect to the Town of Hillsborough purchase of property associated with expanding the West Fork of the Eno reservoir; or
- (3) Was either constructed prior to, or constructed in accordance with a valid building permit issued prior to, or was included as part of a Site Specific Development Plan approved by the Board of County Commissioners prior to October 19, 1999 with respect to the October 19, 1999 amendments related to the CANE-CA and CANE-PW districts, or
- (4) Was either constructed prior to, or constructed in accordance with a valid building permit issued prior to, or was included as part of a Site Specific Development Plan approved by the Board of County Commissioners prior to September 19, 2001 with respect to the Stream Buffer/Usable Lot amendments, or
- (5) Was either constructed prior to, or constructed in accordance with a valid building permit issued prior to, or was included as part of a Site Specific Development Plan approved by the Board of County Commissioners prior to May 20, 2003 with respect to the Stream Classification Amendments, or
- (6) Had otherwise established a vested right under North Carolina Zoning law prior to January 1, 1994, or October 19, 1999 with respect to the October 19, 1999 amendments related to the CANE-CA and CANE-PW districts, or September 19, 2001 with respect to the Stream Buffer/Usable Lot amendments, or May 20, 2003 with respect to the Stream Classification Amendments.

(G) Existing development is hereby deemed to be conforming with respect to requirements of Sections 4.2, ~~6.13, 6.14, and 6.15 of this Ordinance~~⁸~~6.13.3, 6.13.4, 6.13.6, 6.13.8, 6.14.4, 6.14.10, 6.14.11, and 6.15.7(B)(3) of this Ordinance~~. Periodic updates to FEMA maps may affect structures located within the special flood hazard area of specific streams.

(H) Redevelopment

- (1) The rebuilding or replacement of residential or nonresidential structures which are defined as existing development according to subsection (F) above is allowed, provided that the rebuilding or replacement does not result in an increase in the amount of impervious surface, and does not encroach any farther into stream buffers or setbacks from reservoirs than the previous development.
- (2) A structure which is rebuilt or replaced in accordance with these provisions is deemed conforming with respect to setbacks from streams and reservoirs required by Section 6.13 of this Ordinance.

(I) Existing Lots

- (1) An existing lot, for the purpose of determining compliance with Sections 4.2, ~~6.13, 6.14, and 6.15 of this Ordinance~~⁹~~and 6.13.3, 6.13.4, 6.13.6, 6.13.8, 6.14.4, 6.14.10, 6.14.11, and 6.15.7(B)(3)~~, is defined as:
 - (a) A lot which was created prior to January 1, 1994, or

⁸ Simplified reference to applicable sections of the UDO.

⁹ Simplified reference to applicable sections of the UDO.

- (b) A lot within the Upper Eno watershed which was created prior to February 12, 1997 with respect to the Town of Hillsborough purchase of property associated with development of the West Fork on the Eno reservoir; or
 - (c) A lot within the Cane Creek watershed which was created prior to October 19, 1999, with respect to the October 19, 1999, amendments related to the CANE-CA and CANE-PW districts, or
 - (d) Non-conforming lots of record.
- (2) Stream buffers as required by Section 6.13, and setbacks for septic systems as required by Section 4.2.9 may be reduced to the extent necessary to allow development of the lot, provided that all of the following criteria are met:
- (a) The septic system is sized to serve no more than four bedrooms; and
 - (b) The septic tank, drainfield and repair area (where required) can be accommodated on 20,000 square feet of area or less; and
 - (c) The Orange County Planning Department, in consultation with Orange County Environmental Health and/or the Orange County ~~Staff~~¹⁰Engineer has determined that encroachment of the structure into the stream buffer and/or encroachment of the septic system or repair area into the stream buffer or reservoir setback is necessary in order to provide adequate area for septic disposal and repair while maintaining required separations between wells, septic systems, structures and property lines; and
 - (d) The Orange County Planning Department, in consultation with Orange County Environmental Health and/or the Orange County ~~Staff~~¹¹Engineer, has determined that the relative locations of the well, septic system and structure maximize the amount of watershed protection that can be achieved while allowing development of the lot. Generally, an exception to setbacks for repair area is preferable to an exception for the initial septic system, and encroachment of structures or gravity septic systems into the setback is preferable to the installation of a septic system pump.
 - (e) The amount of encroachment into the stream or reservoir buffer is the minimum amount which can be obtained while meeting the criteria in subsections (a) through (d) in this subsection 4.2.2-¹²

4.2.3 Land Use Restrictions

All uses and activities allowed in the underlying zoning district are permitted with ~~the following~~ exceptions for Watershed Protection Overlay Districts as indicated in Table 4.2.3¹³:

¹⁰ The Orange County Engineer is the correct representative; the Staff Engineer position does not currently exist.

¹¹ The Orange County Engineer is the correct representative; the Staff Engineer position does not currently exist.

¹² Staff recommendation to improve reading clarity; incorporates Staff Attorney review comments.

¹³ Staff recommendation to improve reading clarity.

TABLE 4.2.3 LAND USE RESTRICTIONS ^{14 15}	
DISTRICT	RESTRICTIONS
UNIV-CA UNIV-PW CANE-CA U-ENO-CA	No new landfills are permitted. No commercial or industrial uses are permitted except for commercial development, in accordance with the provisions of the Ordinance, located within established Nodes as detailed within the Orange County Comprehensive Plan. No new golf courses are permitted
UNIV-CA CANE-CA U-ENO-CA	No residual (sludge/biosolids) application is permitted.
CANE-PW U-ENO-PW HYCO-PW LITTLE-PW BACK-PW FLAT-PW HAW-PW L-ENO-PW JORDAN-PW	No discharging landfills are permitted. Industrial use is limited to nonhazardous light industrial uses characterized by low water use (less than 10,000 gallons per day ¹⁶ gpd, excluding domestic water (25 gallons per day ¹⁷ gpd per employee) and water used for heating and air conditioning).

4.2.4 Residential Density

Maximum residential density shall be as indicated in ~~Table 4.2.4¹⁸~~~~the Table in this subsection~~, or as required by the underlying zoning district, whichever is less.

TABLE 4.2.4 RESIDENTIAL DENSITY ^{19 20}	
DISTRICT	MAXIMUM DENSITY
UNIV-CA UNIV-PW	One dwelling unit per five acres^{1- d. 21}u/five acres. Lots of record existing on October 2, 1989 may contain up to, but no more than, five lots with a density of one dwelling unit per²² du two acres. Contiguous lots of record existing on October 2, 1989 may be combined into one parcel for development. The number of two-acre lots and the total number of lots in the combined parcel cannot exceed the sum of the number of lots which could be created from each lot of record.

¹⁴ Staff recommendation to update table name for improved reading clarity.

¹⁵ Table 4.2.3 has been reformatted to improve reading clarity.

¹⁶ Staff recommendation to eliminate the use of a technical acronym.

¹⁷ Staff recommendation to eliminate the use of a technical acronym.

¹⁸ Staff recommendation to improve reading clarity.

¹⁹ Staff recommendation to update table name for improved reading clarity.

²⁰ Table 4.2.4 has been reformatted to improve reading clarity.

²¹ Staff recommendation to eliminate the use of a technical acronym and improve reading clarity.

²² Staff recommendation to eliminate the use of a technical acronym and improve reading clarity.

TABLE 4.2.4 RESIDENTIAL DENSITY ^{19 20}	
DISTRICT	MAXIMUM DENSITY
CANE-CA CANE-PW	<u>One dwelling unit per five acres. 1 d²³u/ five acres</u> Lots of record existing on October 19, 1999 may contain up to, but no more than, five lots as small as two acres in size. Contiguous lots of record existing on October 19, 1999 may be combined into one parcel for development. The number of two-acre lots and the total number of lots in the combined parcel cannot exceed the sum of the number of lots which could be created from each lot of record.
U-ENO-CA LITTLE-PW	<u>One dwelling unit per two acres. 241 du / 2 acres</u>
HYCO-PW FLAT-PW	<u>One dwelling unit per 254 du / 40,000 square feet (0.92 acre)</u>
U-ENO-PW L-ENO-PW HAW-PW JORDAN-PW BACK-PW	Maximum density is as permitted in the underlying zoning district. Stormwater Control Measures (SCMs) are required in some cases where density exceeds <u>one²⁶</u> dwelling unit per acre. Refer to Section 4.2.5.

(A) Density Exceedance Allowance²⁷

As enabled by NC G.S § 143-214.5(d3), an applicant may exceed the density otherwise required by the applicable water supply watershed regulations, but not the underlying zoning district, if all of the following circumstances apply:

- (1) The property was developed prior to the effective date of the applicable water supply watershed regulations;
- (2) The property has not been combined with additional lots after January 1, 2021;
- (3) The property has not participated in density averaging, as allowed by NC G.S. §143-214.5(d2);
- (4) The current use of the property is nonresidential; and
- (5) The remaining vegetated buffers on the property are preserved in accordance with Section 6.13.4 of this Ordinance.

(B) If all of the criteria of Section 4.2.4(A) are satisfied, an applicant may elect to apply the preexisting development regulations, as specified in Section 6.14.5(C) of this Ordinance.

²³ Staff recommendation to eliminate the use of a technical acronym and improve reading clarity.

²⁴ Staff recommendation to eliminate the use of a technical acronym and improve reading clarity.

²⁵ Staff recommendation to eliminate the use of a technical acronym and improve reading clarity.

²⁶ Staff recommendation to improve reading clarity.

²⁷ This subsection/description was previously located in Section 4.2.8, which was very confusing to the reader. This is the appropriate location for this statement.

4.2.5 Impervious Surface Limits²⁸Requirements for Residential Uses

The impervious surface limits for residential uses within Watershed Protection Overlay Districts are noted in Table 4.2.5:²⁹

TABLE 4.2.5-4: IMPERVIOUS SURFACE <u>REQUIREMENTS</u> ³⁰ <u>LIMITS</u> ³¹ (RESIDENTIAL)	
DISTRICT	IMPERVIOUS SURFACE <u>LIMITS</u> ³² /DETENTION POND REQUIREMENTS (RESIDENTIAL)
UNIV-CA UNIV-PW	<p>6% impervious surface limit. <u>[1], [2]</u>³³</p> <p>EXCEPT for all³⁴ lots smaller than two acres³⁵ that were createdwhich existed³⁶ prior to <u>April 2, 1990</u>³⁷4/2/90, which are subject to a 12% impervious surface limit.³⁸ impervious surface limits as provided in the following Table (entitled Sliding Scale for Residential Impervious Surface Ratios — Univ, Cane, and Little). [1], [2]</p> <p>Lots shall either be a minimum of 2 acres in area, exclusive of any right of way or access easement, or created in accordance with established density regulations through the subdivision process to qualify for additional impervious surface allocation as detailed in Section 4.2.8 (C).</p>
CANE-CA CANE-PW	<p>6% impervious surface limit. <u>[1], [2]</u>³⁹</p> <p>EXCEPT for lots smaller than two acres that were createdwhich existed⁴⁰ prior to <u>January 1, 1994</u>⁴¹1/1/94, which are subject to a 12% impervious surface limit.⁴² impervious surface limits as provided in the following Table (entitled Sliding Scale for Residential Impervious Surface Ratios — Univ, Cane, and Little). [1], [2]</p> <p>Lots shall either be a minimum of 2 acres in area, exclusive of any right of way or access easement, or created in accordance with established density regulations through the subdivision process to qualify for additional impervious surface allocation as detailed in Section 4.2.8 (C).</p>
U-ENO-CA	<p>6% impervious surface limit. <u>[1], [2]</u></p> <p>EXCEPT for lots smaller than two five acres that were createdwhich existed⁴³ prior to <u>June 1, 2010</u>⁴⁴6/1/2010, which are subject to a 12% impervious surface limit.⁴⁵ impervious surface limits as provided in the following Table (entitled Sliding Scale for Residential Impervious Surface Ratios — Upper Eno). [1], [2]</p>

²⁸ Staff recommendation to update section name for improved reading clarity.

²⁹ This is a new sentence to properly introduce this new Section and describe the contents of Table 4.2.5.

³⁰ Staff recommendation to update table name for improved reading clarity.

³¹ Table 4.2.5 has been reformatted to improve reading clarity.

³² Staff recommendation to update column name for improved reading clarity.

³³ Removal of redundant information; residential density requirements are already summarized in Table 4.2.4.

³⁴ Removed the word “all” to stay consistent with all other watershed limit descriptions.

³⁵ Added this text to clarify that the 12% impervious surface limit exception is only applicable to non-conforming lots that are smaller than 2 acres as defined in the maximum residential density tale (Table 4.2.4).

³⁶ Staff recommendation to improve reading clarity.

³⁷ Staff recommendation to integrate consistent formatting.

³⁸ For the UNIV watersheds, the “Sliding Scale” table will be eliminated, and a flat 12% impervious limit will be applied to all lots in existence prior to the effective date of the UNIV water supply watershed regulations.

³⁹ Removal of redundant information; residential density requirements are already summarized in Table 4.2.4.

⁴⁰ Staff recommendation to improve reading clarity.

⁴¹ Staff recommendation to integrate consistent formatting.

⁴² For CANE watersheds, the “Sliding Scale” table will be eliminated, and a flat 12% impervious limit will be applied to all lots (< 2 acres) in existence prior to the effective date of the CANE water supply watershed regulations.

⁴³ Staff recommendation to improve reading clarity.

⁴⁴ Staff recommendation to integrate consistent formatting.

⁴⁵ For the U-ENO-CA watershed, the “Sliding Scale” table will be eliminated, and a flat 12% impervious limit will be applied to all lots (< 5 acres) in existence prior to the 2010 amendment of the U-ENO-CA water supply watershed.

TABLE 4.2.5-1: IMPERVIOUS SURFACE REQUIREMENTS LIMITS ^{30 31} (RESIDENTIAL)	
DISTRICT	IMPERVIOUS SURFACE LIMITS ³² /DEFENTION POND REQUIREMENTS (RESIDENTIAL)
LITTLE-PW	6% impervious surface limit. [1], [2] ⁴⁶ EXCEPT for lots smaller than two acres that were created which existed ⁴⁷ prior to January 1, 1994 ⁴⁸ 1/1/94, which are subject to a 12% impervious surface limit ⁴⁹ impervious surface limits as provided in the following Table (entitled Sliding Scale for Residential Impervious Surface Ratios – Univ, Cane, and Little). [1], [2] Lots shall either be a minimum of 2 acres in area, exclusive of any right-of-way or access easement, or created in accordance with established density regulations through the subdivision process to qualify for additional impervious surface allocation as detailed in Section 4.2.8 (C).
FLAT-PW HYCO-PW	12% impervious surface limit for new and existing lots. [1], [2][1], [2]
U-ENO-PW BACK-PW	12% impervious surface limit for existing and new lots outside of Transition Areas as designated in the Orange County Land Use Plan. [1], [2] ⁵⁰ [1], [2] 30% impervious surface limit for developments which exceed a density one dwelling unit per acres ⁵¹ du/acre ⁵¹ within Transition Areas as designated in the Orange County Land Use Plan. Stormwater Control Measures (SCMs) are required if impervious surface exceeds 12%. [1], [2] 70% impervious surface limit for residential uses developed at “high intensity” densities (R-5, R-8, and R-13) in an Economic Development District as designated in the Land Use Element of the Comprehensive Plan (high-density option). Stormwater Control Measures (SCMs) are required if impervious surface exceeds 12%. ⁵² [1], [2] with SCMs if ISR exceeds 12%.
L-ENO-PW	24% impervious surface limit with curb and gutter. [1], [2] ⁵³ 36% impervious surface limit without curb and gutter. [1], [2] ⁵⁴ [1], [2] ⁵⁵ 70% impervious surface limit for residential uses developed at “high intensity” densities (R-5, R-8, and R-13) in an Economic Development District as designated in the Land Use Element of the Comprehensive Plan (high-density option). with ⁵⁶ Stormwater Control Measures (SCMs) are ⁵⁷ required if when impervious surface exceeds: 24% (w/ curb and gutter); or 36% (w/o curb and gutter). [1], [2] ⁵⁸
HAW-PW JORDAN-PW	24% impervious surface limit. [1], [2] [1], [2]

⁴⁶ Removal of redundant information; residential density requirements are already summarized in Table 4.2.4.

⁴⁷ Staff recommendation to improve reading clarity.

⁴⁸ Staff recommendation to integrate consistent formatting.

⁴⁹ For the LITTLE-PW watershed, the “Sliding Scale” table will be eliminated, and a flat 12% impervious limit will be applied to all lots in existence prior to the effective date of the LITTLE-PW water supply watershed.

⁵⁰ Staff recommendation to integrate consistent formatting.

⁵¹ Staff recommendation to integrate consistent formatting.

⁵² Staff recommendation to integrate consistent formatting.

⁵³ Staff recommendation to integrate consistent formatting.

⁵⁴ Staff recommendation to integrate consistent formatting.

⁵⁵ Staff recommendation to integrate consistent formatting.

⁵⁶ Staff recommendation to integrate consistent formatting.

⁵⁷ Staff recommendation to integrate consistent formatting.

⁵⁸ Staff recommendation to integrate consistent formatting.

TABLE 4.2.5.1: IMPERVIOUS SURFACE REQUIREMENTS LIMITS ^{30 31} (RESIDENTIAL)	
DISTRICT	IMPERVIOUS SURFACE LIMITS ³² /DETENTION POND REQUIREMENTS (RESIDENTIAL)
<p>[1] Allowable impervious surface area may be modified in accordance with Section 4.2.8 of this <u>Ordinance</u> <u>UDO</u>.⁵⁹</p> <p>[2] Regardless of the proposed amount of impervious surface area, a Stormwater Management Plan (SMP) and/or Stormwater Control Measures (SCMs) may still be required based on the proposed amount of land disturbance on a given parcel of property in accordance with applicable Orange County Erosion Control and State Stormwater regulations.⁶⁰</p>	

(B)(A) Hillsborough Economic Development District

- (1) The Hillsborough Economic Development District is located within the Lower Eno - Unprotected watershed, which is not a Watershed Protection Overlay District.⁶¹ However, within the Hillsborough Economic Development District, as designated in the Land Use Element of the Comprehensive Plan, the maximum impervious surface ratio is 50% with detention ponds.

⁶² TABLES 4.2.5.2 & 4.2.5.3: SLIDING SCALE FOR RESIDENTIAL IMPERVIOUS SURFACE RATIOS – UNIV, CAPE, LITTLE, AND UPPER ENO						
LOT SIZE (ACRES)	ISR	SQUARE FEET		LOT SIZE (ACRES)	ISR	SQUARE FEET
Cells in black DO NOT apply to the Upper Eno						
6+	5.0			3.4	9.8	13,234
6.0	5.0	13,068		3.0	10.0	13,068
5.9	5.1	13,107		2.9	10.2	12,885
5.8	5.2	13,138		2.8	10.4	12,685
5.7	5.3	13,159		2.7	10.6	12,467
5.6	5.4	13,172		2.6	10.8	12,232
5.5	5.5	13,177		2.5	11.0	11,979
5.4	5.6	13,172		2.4	11.2	11,709
5.3	5.7	13,159		2.3	11.4	11,424
5.2	5.8	13,138		2.2	11.6	11,116
5.1	5.9	13,107		2.1	11.8	10,794
5.0	6.0	13,068		2.0	12.0	10,454
4.9	6.2	13,234		1.9	12.2	10,097
4.8	6.4	13,381		1.8	12.4	9,723
4.7	6.6	13,512		1.7	12.6	9,331
4.6	6.8	13,625		1.6	12.8	8,921
4.5	7.0	13,721		1.5	13.0	8,494
4.4	7.2	13,880		1.4	13.2	8,050
4.3	7.4	13,861		1.3	13.4	7,588
4.2	7.6	13,904		1.2	13.6	7,109
4.1	7.8	13,930		1.1	13.8	6,612
4.0	8.0	13,939		1.0	14.0	6,098

⁵⁹ Staff recommendation to integrate consistent formatting.

⁶⁰ Spacing provided to improve reading clarity for footnotes.

⁶¹ Staff recommendation to add clarity here that the Lower Eno Unprotected is NOT a watershed protection overlay district.

⁶² This table has been eliminated entirely due to arbitrary sourcing (not codified by state) and user difficulty.

~~⁶²TABLES 4.2.5.2 & 4.2.5.3: SLIDING SCALE FOR RESIDENTIAL IMPERVIOUS SURFACE RATIOS—
UNIV, CANE, LITTLE, AND UPPER ENO~~

LOT SIZE (ACRES)	ISR	SQUARE FEET		LOT SIZE (ACRES)	ISR	SQUARE FEET
Cells in black DO NOT apply to the Upper Eno						
3.9	8.2	13,930		0.9	14.2	5,567
3.8	8.4	13,904		0.8	14.4	5,018
3.7	8.6	13,864		0.7	14.6	4,452
3.6	8.8	13,800		0.6	14.8	3,868
3.5	9.0	13,724		0.5	15.0	3,267
3.4	9.2	13,625		0.4	15.2	2,648
3.3	9.4	13,512		0.3	15.4	2,042
3.2	9.6	13,382		0.2	15.6	1,350

4.2.54.2.6 Impervious Surface Limits⁶³ and Minimum⁶⁴ Lot Size Requirements for Non-Residential Uses

The impervious surface limits and minimum lot sizes for non-residential uses within Watershed Protection Overlay Districts are noted in Table 4.2.6.⁶⁵ Unless otherwise noted in ~~the~~ Table 4.2.6 below, the minimum lot sizes for non-residential uses⁶⁶ shall be in conformance with the underlying zoning district.

The amendments shown below in Table 4.2.6 are not being adopted on January 20, 2026 due to errors in the depiction of the amendments. Revisions to the table will be made as part of an omnibus amendment staff is preparing for consideration in the first half of 2026.

**TABLE 4.2.6: IMPERVIOUS SURFACE LIMITS AND MINIMUM LOT SIZE REQUIREMENTS^{67 68} REQUIREMENTS
(NON-RESIDENTIAL)**

DISTRICT	IMPERVIOUS SURFACE <u>LIMITS AND MINIMUM LOT SIZE REQUIREMENTS</u>⁶⁹/<u>DETENTION POND REQUIREMENTS</u> (NON-RESIDENTIAL)
UNIV-CA CANE-CA	6% impervious surface limit. [1], [2] 5-acre minimum lot size, with potential of up to five lots as small as two acres <u>per lot</u> for lots <u>that were created prior to of record</u> September 1, 2015 (for UNIV-CA University Lake) or October 19, 1999 (for CANE-CA Cane Creek); <u>AND</u> 6% impervious surface limit. [1], [2]⁷⁰
U-ENO-CA	6% impervious surface limit. [1], [2] 2-acre minimum lot size, <u>AND</u> 6% impervious surface limit. [1], [2]⁷¹

⁶³ Staff recommendation to update section name for improved reading clarity.

⁶⁴ Six of our 13 Watershed Protection Overlay Districts do in fact have minimum lot sizes as adopted by the BOCC, regardless of use. As such, this Table 4.2.6 has been reorganized for improved reading clarity.

⁶⁵ This is a new introductory sentence to describe the contents of this subsection and Table 4.2.6.

⁶⁶ Staff recommendation to improve reading clarity.

⁶⁷ Staff recommendation to update table name for improved reading clarity.

⁶⁸ Table 4.2.6 has been reformatted to improve reading clarity.

⁶⁹ Staff recommendation to update table name for improved reading clarity.

⁷⁰ Staff recommendations to improve reading clarity.

⁷¹ Staff recommendations to improve reading clarity.

TABLE 4.2.6: IMPERVIOUS SURFACE LIMITS AND MINIMUM LOT SIZE REQUIREMENTS⁶⁷ ⁶⁸ REQUIREMENTS (NON-RESIDENTIAL)

DISTRICT	IMPERVIOUS SURFACE LIMITS AND MINIMUM LOT SIZE REQUIREMENTS ⁶⁹ /DETENTION POND REQUIREMENTS (NON-RESIDENTIAL)
UNIV-PW CANE-PW	<p>5-acre minimum lot size with potential of up to five lots as small as two acres for lots of record September 1, 2015 (University Lake) or October 19, 1999 (Cane Creek); AND</p> <p>50% impervious surface limit^{SR} for all fire stations and solid waste collection centers. Stormwater Control Measures (SCMs) are required if impervious surface exceeds 12%. [1], [2]; AND</p> <p>12% impervious surface limit^{SR} for all other non-residential uses. [1], [2]; AND</p> <p>On-site infiltration of the first inch of stormwater runoff is required for all non-residential uses; AND</p> <p>For CANE-PW, the total impervious surface limit (total Built Upon Area) for non-residential uses is limited to a limit of 1.0% of the total watershed area (i.e., a total of 139 acres of impervious surface within CANE-PW). [3]</p> <p>5for non-residential use (139 acres in CANE-PW)-acre minimum lot size with potential of up to five lots as small as two acres per lot for lots that were created prior to September 1, 2015 (for UNIV-PW) or October 19, 1999 (for CANE-PW). [1], [2]⁷²</p>
LITTLE-PW	<p>2-acre minimum lot size AND</p> <p>50% impervious surface limit^{SR} for all fire stations and solid waste collection centers. Stormwater Control Measures (SCMs) are required if impervious surface exceeds 12%. [1], [2]; AND</p> <p>12% impervious surface limit^{SR} for all other non-residential uses. [1], [2]; AND</p> <p>On-site infiltration of the first inch of stormwater runoff is required for all non-residential uses; AND</p> <p>For LITTLE-PW, the total impervious surface limit (total Built Upon Area) for non-residential uses is limited to a limit of 1.0% of the total watershed area (i.e., a total of 406 acres of impervious surface within LITTLE-PW). [3] for non-residential use (406 acres in LITTLE-PW).</p> <p>2-acre minimum lot size. [1], [2]⁷³</p>
U-ENO-PW BACK-PW	<p>70% impervious surface limit^{SR} in Economic Development, Commercial and/or Commercial-Industrial Nodes as designated in the Land Use Element of the Comprehensive Plan (high-density option). with Stormwater Control Measures (SCMs) are required if impervious surface exceeds 12%. [1], [2]; AND</p> <p>50% impervious surface limit^{SR} for all fire stations and solid waste collection centers outside of Commercial and/or Commercial-Industrial Nodes as designated in the Land Use Element of the Comprehensive Plan. with Stormwater Control Measures (SCMs) are required if impervious surface if SR exceeds 12%. [1], [2]; AND</p> <p>12% impervious surface limit^{SR} for all other non-residential uses outside of Commercial and/or Commercial-Industrial Nodes as designated in the Land Use Element of the Comprehensive Plan. [1], [2]; AND</p> <p>On-site infiltration of the first inch of stormwater runoff is required for all non-residential uses; AND</p> <p>For U-ENO-PW, the total impervious surface limit (total Built Upon Area) for non-residential uses is limited to 5% of the total watershed area (i.e., a total of A limit of 1,151 acres of impervious surface within U-ENO-PW) non-re. [3]</p> <p>For BACK-PW, the total impervious surface limit (total Built Upon Area) for non-residential uses is limited to 1% of the total watershed area (i.e., a total of 163 acres of impervious surface within BACK-PW). [3] sidential use throughout U-ENO-PW (5.0%) and 163 acres throughout BACK-PW (1%). [1], [2]⁷⁴</p>

⁷² Staff recommendations to improve reading clarity.

⁷³ Staff recommendations to improve reading clarity.

⁷⁴ Staff recommendations to improve reading clarity.

TABLE 4.2.6: IMPERVIOUS SURFACE LIMITS AND MINIMUM LOT SIZE REQUIREMENTS ^{67 68} REQUIREMENTS (NON-RESIDENTIAL)	
DISTRICT	IMPERVIOUS SURFACE LIMITS AND MINIMUM LOT SIZE REQUIREMENTS ⁶⁹ / DETENTION POND REQUIREMENTS (NON-RESIDENTIAL)
HYCO-PW FLAT-PW	<p>50% impervious surface limits^{SR} for all fire stations and solid waste collection centers. Stormwater Control Measures (SCMs) are required if impervious surface exceeds 12%. [1], [2]; AND</p> <p>12% impervious surface limits for all other non-residential uses. [1], [2]; AND</p> <p>On-site infiltration of the first inch of stormwater runoff is required for all residential uses; AND</p> <p>For HYCO-PW and FLAT-PW, the total impervious surface limit (total Built Upon Area) for non-residential uses is limited to of 1% of the total watershed area (i.e., a total of 37 acres of impervious surface in HYCO-PW and a total of 66 acres of impervious surface in FLAT-PW). [3] watershed for non-residential use (37 acres in HYCO-PW, 66 acres in FLAT-PW). [1], [2]⁷⁵</p>
L-ENO-PW	<p>24% impervious surface limit with curb and gutter. [1], [2]</p> <p>36% impervious surface limit without curb and gutter. [1], [2]</p> <p>70% impervious surface limit with Stormwater Control Measures (SCMs) required if when impervious surface exceeds: 24% (w/ curb and gutter); or 36% (w/o curb and gutter). [1], [2]⁷⁶</p>
HAW-PW JORDAN-PW	24% impervious surface limit. [1], [2]
<p>[1] Allowable impervious surface area may be modified in accordance with Section 4.2.8 of this Ordinance^{UDO}.</p> <p>[2] Regardless of the proposed amount of impervious surface area, a Stormwater Management Plan (SMP) and/or a Stormwater Control Measure (SCM) may be required in accordance with applicable local and State standards based on proposed land disturbance and/or a project exceeding impervious surface limits^{thresholds} as identified herein.</p> <p>[3]NOTE: Non-residential use impervious surface^{acreage} limits in watersheds with such limits are calculated using the <u>actual</u> amount of impervious surface for non-residential uses throughout the watershed, not by the overall number of acres of non-residential parcels located in a particular watershed.</p>	

(A) Hillsborough Economic Development District

- (1) The Hillsborough Economic Development District is located within the Lower Eno - Unprotected watershed. Within the Hillsborough Economic Development District, as designated in the Land Use Element of the Comprehensive Plan, the maximum impervious surface ratio is 50% with Stormwater Control Measures (SCMs).

4.2.64.2.7 Placement of Streets, Driveways, and Buildings

(A) Streets, driveways, and buildings or other structures shall be located, to the extent reasonably possible, so as to take full advantage of the absorptive capacity of the soils on which they are to be situated and to avoid the following environmentally sensitive areas:

- (1) Stream buffer zones as required by Section 6.13 of this Ordinance⁷⁷;

⁷⁵ Staff recommendations to improve reading clarity.

⁷⁶ Staff recommendations to improve reading clarity.

⁷⁷ Staff recommendations to improve reading clarity.

- (2) Wetlands as defined by the U.S. Army Corps of Engineers;
- (3) Land with slopes greater than 15%; and
- (4) Natural areas as identified in the Inventory of Natural Areas and Wildlife Habitats of Orange County, NC.

(B) To avoid creating lots that will be difficult to build upon in compliance with the standards of this Section, the preliminary plan shall show proposed building envelopes and approximate driveway locations for all lots within subdivisions.

- (1) A zoning compliance permit shall not be issued for the construction of buildings or driveways outside the areas so designated on the preliminary plan unless the Planning Director makes a written finding that the proposed location complies with the provisions of this Section and Sections 6.13-~~(Stream Buffers)~~ and 6.14 ~~of this Ordinance.~~⁷⁸ ~~(Stormwater Management).~~

4.2.74.2.8 Modifications of the Impervious Surface Ratio

Modifications of the Impervious Surface Ratios may be requested through one of the following provisions:

(A) Through variance procedures of the Board of Adjustment, as described in Section 2.10 of this Ordinance⁷⁹.

(B) Through approval and recordation of a conservation agreement, as provided in Article 4 of Chapter 121 of the N.C. General Statutes, between Orange County and a land owner that prohibits development of land in a protected watershed in perpetuity, subject to the following:

- (1) A modification of the required impervious surface ratios may be approved administratively but only to the extent that additional land in the same watershed is conserved or protected from development.
- (2) The land which will be subject to a conservation agreement must be adjacent to the land proposed for development and for which a modification of the impervious surface ratios is sought.
 - (a) As an example, a person owning a 40,000 square foot lot and subject to a 12% impervious surface ratio would be limited to 4,800 square feet of impervious coverage. If the person's plans called for 5,500 square feet of coverage (a difference of 700 square feet), the recording of a conservation easement on 5,833 square feet of contiguous property would satisfy the impervious surface ratio requirements. (12% of 5,833 square feet is 700 square feet.)
 - (b) The conservation easement shall describe the property restricted in a manner sufficient to pass title, provide that its restrictions are covenants that run with the land and, be approved in form by the County Attorney.
 - (c) The conservation easement shall, upon recording, be in the place of a first priority lien on the property (excepting current ad valorem property taxes) and shall remain so unless, with the approval of Orange County, it is released and terminated.
 - (d) Orange County shall require the priority of the conservation easement to be certified by an attorney-at-law, licensed to practice law in the State of North Carolina and approved to certify title to real property.

⁷⁸ Staff recommendations to improve reading clarity.

⁷⁹ Staff recommendations to improve reading clarity.

- (e) Orange County approval of a release or termination of the conservation agreement shall be declared on the document releasing or terminating the agreement. The document shall be signed by the Orange County Manager, upon approval of the Board of County Commissioners. No such document shall be effective to release or terminate the conservation agreement until it is filed for registration with the Register of Deeds of Orange County.

(C) Through approval (by Orange County) and recordation (by the land owner(s)) of a Declaration of Impervious Surface Re-Allocation form (provided by Orange County) and a corresponding scaled exhibit map. The Declaration of Impervious Surface Re-Allocation form and corresponding scaled exhibit map must clearly describe the proposed site modifications, inclusive of the allowable impervious area(s) for each affected lot (in square feet), the amount of existing impervious area(s) for each affected lot (in square feet), and the amount of proposed impervious area(s) to be permanently added and/or removed for each affected lot. The applicant must provide evidence that the proposed impervious surface re-allocations are within the same watershed and within the same tier of that watershed (e.g. critical, protected, unprotected).

(D) Through the installation of a Stormwater Control Measure (SCM), consistent with the minimum design standards as detailed within the most current version of the North Carolina Administrative Code Title 15A, Subchapter 02H, Sections .1000 through .1062 and the most current version of the Department of Environmental Quality (NCDEQ) Stormwater Design Manual, and this Ordinance.

- (1) The proposed feature must be recognized by Orange County and the State as allowing for an increase in impervious surface area through an Infiltration System.
- (2) Under no circumstances may impervious surface area be increased by more than 3% of the total allowable area on the subject parcel through this process.
- (3) The property owner shall provide a stormwater assessment, completed by a licensed engineer, of the current property identifying its infiltration rates and carrying capacity as well as a comprehensive soil assessment for the property.
- (4) The development/design of the feature shall be in accordance with established design criteria as embodied within the most current version of the North Carolina Administrative Code Title 15A, Subchapter 02H, Sections .1000 through .1062 and the most current version of the NCDEQ Stormwater Design Manual and shall be completed by a licensed engineer with expertise in stormwater management. Additional allowable impervious surface area shall be based on the soil composition of the property consistent with State regulations.
- (5) The property owner shall be responsible for the completion and submission of a stormwater operation/maintenance and access agreement detailing the perpetual maintenance, inspection, and upkeep of the approved SCM in accordance with Orange County and State regulations.

The Planning Director shall cause an analysis to be made of the agreement by qualified representatives of Orange County and other agencies or officials as appropriate. Once approved, the document shall be recorded at the Orange County Register of Deeds office.

The property owner assumes all financial and legal responsibility for the perpetual maintenance and upkeep of the approved SCM.
- (6) The property owner shall assume all costs associated with the preparation and recordation of new plat(s)/development restrictions detailing the allowable impervious surface limit(s) for the property after the SCM has been approved by Orange County.

NOTE: This page (Page 4-15) is not affected by the proposed text amendment, but it has been included in this packet for reading clarity

(7) The property owner, at its cost and expense, shall be required to execute and file with Orange County a Performance Guarantee to cover the cost of removal of a SCM, and any additional impervious surface area installed as the result of its approval, in the event the SCM is failed to be maintained in accordance with the recorded operations agreement. The Performance Guarantee shall comply with the provisions of Section 6.22 of this Ordinance.

~~(E) If all of the criteria of Section 4.2.4(A) are satisfied, an applicant may elect to apply the preexisting development regulations, as specified in Section 6.14(C).⁸⁰~~

⁸⁰ The previous/legacy subsection E will be moved to the end of Section 4.2.4 – its previous/legacy location is erroneous and confusing to the reader.

4.2.9 Water Supply / Sewage Disposal Facilities

The requirements and restrictions for water supply and/or sewage disposal systems located within Watershed Protection Overlay Districts are noted in Table 4.2.9:⁸¹

TABLE 4.2.9: WATER SUPPLY/SEWAGE DISPOSAL FACILITIES	
DISTRICT	WATER SUPPLY/SEWAGE DISPOSAL
UNIV-CA UNIV-PW	Water supply and sewage treatment systems shall be limited to individual wells and on-site septic tanks systems or individual on-site alternative disposal systems. No off-site systems shall be permitted.
All Other Watershed Overly Districts	For parcels created through the Conventional Subdivision process as detailed in Article 7 of this Ordinance septic and repair area shall be located in lot. Off-site individual septic systems associated with parcels created through the Flexible Development Subdivision as outlined in Section 7.12 of this Ordinance must be contained within Common Open Space and approved by the Orange County Environmental Health Department.
UNIV-CA	New septic tanks, pump tanks, and their appurtenances (including nitrification fields) and their nitrification fields shall be located outside of any stream buffers, or <u>at a minimum distance from a reservoir or perennial/intermittent stream (as shown on the USGS Quadrangle maps) as formally approved by the Orange County Environmental Health Department and in compliance with applicable state health codes</u> 300 feet from a reservoir or perennial or intermittent stream as shown on the USGS Quadrangle maps , whichever is further. ⁸²
CANE-CA U-ENO-CA	New septic tanks, pump tanks, and their appurtenances <u>(including nitrification fields)</u> shall be located outside of any stream buffers, or at a minimum distance from a reservoir or perennial/intermittent stream (as shown on the USGS Quadrangle maps) as formally approved by the Orange County Environmental Health Department and in compliance with applicable state health codes, whichever is further.⁸³ <u>and at least 100 feet from a perennial or intermittent stream as shown on the USGS Quadrangle maps, and at least 150 feet from a reservoir.</u> New nitrification fields shall be located outside of any stream buffers and at least 100 feet from a perennial or intermittent stream as shown on the USGS Quadrangle maps, and at least 300 feet from a reservoir.
CANE-PW CANE-CA U-ENO-CA	Water supply and sewage treatment systems shall be limited to individual wells and septic tanks or individual on-site alternative disposal systems; provided however, off-site systems shall be permitted when located in a Flexible Development subdivision approved in accordance with Section 7.13 of this Ordinance.

⁸¹ This is a new introductory sentence to describe the contents of this subsection and Table 4.2.9.

⁸² Staff initiated text updates to clarify minimum separation distance from streams and reservoirs. This new language better emphasizes the required involvement of the Environmental Health Department and eliminates the 150-ft or 300-ft reservoir setbacks that historically have been very difficult to enforce – specifically for legacy, non-conforming lots that existed prior to reservoir construction.

⁸³ Staff initiated text updates to clarify minimum separation distance from streams and reservoirs. This new language better emphasizes the required involvement of the Environmental Health Department and eliminates the 150-ft or 300-ft reservoir setbacks that historically have been very difficult to enforce – specifically for legacy, non-conforming lots that existed prior to reservoir construction.

TABLE 4.2.9: WATER SUPPLY/SEWAGE DISPOSAL FACILITIES	
DISTRICT	WATER SUPPLY/SEWAGE DISPOSAL
UNIV-PW CANE-PW U-ENO-PW HYCO-PW LITTLE-PW BACK-PW HAW-PW JORDAN-PW L-ENO-PW FLAT-PW	New septic tanks, <u>pump tanks</u> , ⁸⁴ and their nitrification fields shall be located outside of any stream buffers and at least 100 feet from a perennial or intermittent stream as shown on the USGS Quadrangle maps.

4.2.84.2.10 Orange County Watershed Matrix

Table 4.2.10 defines the land disturbance area thresholds (in square feet) that trigger the need for an Erosion & Sedimentation Control Plan and/or a Stormwater Management Plan.

⁸⁴ Staff recommendation to integrate consistent formatting.

6.13.2 Applicability

The stream buffer regulations and standards contained herein shall be applicable to all streams and water features, as follows:

- (A) Streams identified by any of the following means:
- (1) Shown as solid blue lines or as broken blue lines on the USGS Quadrangle maps,
 - (2) Shown as water feature in the Orange County Soil Survey, or
 - (3) A water feature identified by a field determination of County staff trained in surface water identification through the North Carolina Division of Environmental Quality (NCDEQ).
- (B) ~~Stream~~^{Stream}⁸⁵ buffers shall extend around the perimeter of all water features if any portion of the stream buffer of a stream touches the water feature. Disputes pertaining to water feature decisions by County staff shall be filed directly to the [North Carolina Department of Environmental Quality \(NCDEQ\)](#).⁸⁶

6.13.3 Calculating Width of Stream Buffer

- (A) **Special Flood Hazard Areas**
- (1) Those streams identified by [the Federal Emergency Management Agency \(FEMA\)](#)⁸⁷ as having floodplains shall have stream buffers calculated from the outside edges of the 100-year floodplain.
- (B) **Calculating Slope Value**
- (1) Draw 250' length perpendicular lines, at 200-foot horizontal intervals along the entire length of the outside edges of the stream, or the outer edge of the FEMA floodplain, whichever is greater.
 - (2) Determine the elevation at either the stream bank or the outer edge of the FEMA floodplain, whichever is highest (Elevation 1), and at the point 250' from the stream or FEMA floodplain, whichever is applicable, along the perpendicular line (Elevation 2).
 - (3) Subtract Elevation 1 from Elevation 2 for the Difference.
 - (4) Divide the Difference by 250 for the Mean.
 - (5) Multiply the Mean by 100 to determine the "Slope Value".
 - (6) Perform this calculation for both sides of the stream or floodplain.

⁸⁵ Typo fix.

⁸⁶ Staff recommendation to eliminate the use of a technical acronym and improve reading clarity.

⁸⁷ Staff recommendation to eliminate the use of a technical acronym and improve reading clarity.

- (1) The buffer width adjacent to streams shall be calculated for both Method A and Method B, and at any given point along the stream, the width of the buffer shall be the larger of the two.
- (2) The same method shall be used to calculate the buffer around the reservoir itself. New structures shall be located at least 150' from the reservoir or outside of the stream buffer, whichever is greater.

(B) University Lake Protected Watershed (UNIV-PW)

- (1) The buffer width shall be calculated for both Method A and Method B, and at any given point along the stream, the width of the buffer shall be the larger of the two.

(C) Cane Creek Critical Area (CANE-CA) & Upper Eno Critical Area (U-ENO-CA)

- (1) The buffer width adjacent to streams shall be the width calculated using Method A.
- (2) Method A shall also be used to calculate the buffer around the reservoir itself. New structures shall be located at least ~~75~~50'⁸⁸ from the reservoir or outside of the stream buffer, whichever is greater.

(D) Upper Eno Protected (U-ENO-PW), Lower Eno Protected (L-ENO-PW) & Back Creek Protected (BACK-PW)

- (1) The buffer width shall be as calculated using Method A, or 150', whichever is less, except where density exceeds 1 du/ac and impervious surface exceeds 12%.
- (2) Where density exceeds 1 du/ac and impervious surface exceeds 12%, the buffer width shall be calculated as above, but shall not be less than 100'.

(E) Cane Creek Protected (CANE-PW), Little River Protected (LITTLE-PW), South Hyco Creek Protected (HYCO-PW), Flat River Protected (FLAT-PW), Haw River Protected (HAW-PW) & Jordan Lake Protected (JORDAN-PW)

- (1) The buffer width shall be the width calculated using Method A, or 150', whichever is less.

6.13.5 Areas Outside of Watershed Protection Overlay Districts

(A) In areas not identified on the Official Zoning Atlas as Watershed Protection Overlay Districts, a stream buffer a minimum of 50 feet in width shall be established along both sides of streams identified per Section 6.13.2 of this Ordinance.⁸⁹

(B) Stream buffers for Soil Survey streams shall only be calculated using Method A as explained in Section 6.13.3 of this Ordinance.⁹⁰

6.13.6 Uses Allowable Within Stream Buffers

(A) General Standards

⁸⁸ Staff recommendation to reduce the minimum setback around Lake Orange from 150-ft to 75-ft. As Lake Orange and many existing residential lots around Lake Orange were platted prior to the enforcement of Watershed Protection Overlay Districts (January 1, 1994), the existing homes are inherently in violation of the minimum 150-ft setback from the edge of the Lake Orange reservoir. The owners of these non-conforming lots must continually apply for zoning variances when requesting home improvement permits or new construction permits around Lake Orange. Decreasing the minimum setback from 150-ft to 75-ft will eliminate the need for intensive staff time related to zoning variances specific to more than one hundred non-conforming Lake Orange lots.

⁸⁹ Staff recommendation to improve reading clarity.

⁹⁰ Staff recommendation to improve reading clarity.

The vested right terminates at the end of the approved vesting period for buildings and uses for which building permits have not been issued. Building permits do not expire during the approved vesting period.

Veterinary Clinic

A facility staffed by at least one licensed veterinarian for the care and treatment of large and/or small animals not involving overnight care.

Veterinary Hospital

A facility staffed by at least one licensed veterinarian for the specialized treatment of large and/or small animals, which may involve overnight care.

Violation

The failure of a structure, use or development to be fully compliant or is inconsistent with any provision of this Ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

Volume/Capacity Analysis

The procedures used to compare the volume of a roadway or intersection approach to its capacity (maximum number of vehicles that can pass a given point during a given time period). The procedures are described in the 1965 Highway Capacity Manual, Highway Research Board Special Report 87.

Walls, Primary

Walls containing primary windows and/or main exterior entrances to individual living quarters when directly facing the primary wall or other living quarters.

Walls, Secondary

Walls containing only secondary, or secondary and tertiary, windows.

Walls, Tertiary

Windowless walls or walls containing only tertiary windows.

Wastewater Treatment Facility

A system of wastewater collection, treatment, and disposal in single or multiple components, including ground absorption systems, non-discharge systems, and systems that discharge effluent to the surface waters, and any other system as may be permitted by the Orange County Health Department or the State of North Carolina. (ref. NCGS Article 11, Chapter 130A)

Waterbody, Perennial

A natural or constructed basin that stores surface water permanently at depths sufficient to preclude growth of rooted plants, including lakes, ponds, sounds, non-stream estuaries, and oceans. For the purpose of stormwater provision of this Ordinance, the waterbody must be part of a natural drainageway (i.e. connected by surface flow to a stream).

Water-Dependent Structure

Any structure for which the use requires access to or proximity to or siting within surface waters to fulfill its basic purpose, such as boat ramps, boathouses, docks and bulkheads. Ancillary facilities such as restaurants, outlets for boat supplies, parking lots and commercial boat storage areas are not water-dependent structures.

Water Feature

A prominent aspect or characteristic of a geographic area that exhibits verifiable evidence of a presence of water in the soil. Examples of water features include, but are not limited to, perennial and intermittent

streams (~~non-ephemeral~~), lakes, ponds, and reservoirs, ~~springs, artesian wells, irrigation wells, marshes or swamps, wetlands, and natural drainage ditches (non-ephemeral).~~⁹⁵

Water surface elevation (WSE)

The height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Watercourse

A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water Supply, Public

A water supply system that serves a city or town located partly or entirely within Orange County that has a population in excess of 2,500.

Water Supply Watershed (or Protected Watershed)

Land that drains to existing reservoirs which are public water supplies or potential reservoir sites or stream intakes which have been designated for protection. All such lands have been classified by the Environmental Management Commission as WS-II, WS-III or WS-IV watersheds and require protection in accordance with the State Mandate. (See definition for “State Mandate”).

Water Supply Watershed Critical Area, County Designated

The land area within one-half mile of the normal pool elevation (or designated elevation) of an existing Class II water supply reservoir, or the ridgeline of the watershed, whichever is less; and the land area within one-half mile of the normal pool elevation (or designated elevation) of a proposed water supply reservoir designated for protection, or the ridgeline of the watershed, whichever is less; and the area within one-half mile of streams flowing into Class I reservoirs, as designated for protection within this Ordinance.

Water Supply Watershed Critical Area, State Required

The land area within one-half mile of the normal pool elevation of water supply reservoirs in which an intake is located (i.e., Class I reservoirs), or the ridgeline of the watershed, whichever is less.

Wetlands

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (Definition taken from EPA regulations at 40 CFR Section 230.3(t) and COE Regulations at 33 CFR Section 328.3(b), as of July 2nd, 2002)

Wholesale Trade

A land use involved, without transformation or alteration of the product, with the sale of merchandise to clientele in bulk.

Windows, Primary

Principal windows in habitable rooms except bedrooms and kitchens.

Windows, Secondary

Windows of habitable rooms other than primary windows.

Windows, Tertiary

⁹⁵ The Water Feature definition has been refined/corrected to exclude descriptions of water-related features that fall under the authority of either the state or federal governments. Water Feature in the context of the UDO is specific to Orange County’s delegated authority for enforcement of buffers and setbacks.

ORD-2026-003

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT**
Meeting Date: January 20, 2026

**Action Agenda
Item No.** 8-i

SUBJECT: Revised Opioid Settlement Fund Spending Authorization Resolution and Approval of Budget Amendment #6-A

DEPARTMENT: Board of County
Commissioners

ATTACHMENT(S):

MOA Spending Authorization Resolution

INFORMATION CONTACT:

Quintana Stewart, Orange County
Health Director, 919-245-2412

PURPOSE: To approve a resolution for the final opioid settlement fund spending authorization for FY 2026, and approve Budget Amendment #6-A.

BACKGROUND: In July 2021, a bipartisan coalition of state attorneys general announced the National Opioid Settlement – a historic agreement that will help bring desperately needed help to communities harmed by the opioid epidemic. The State of North Carolina and all 100 counties, including Orange County, joined the agreement. North Carolina is receiving \$1,420,932,713 in opioid settlement funds from 2022 through 2038. Orange County is expected to receive \$12,748,445 million over an 18-year period.

In September 2022, the BOCC approved the appointment of the Orange County Opioid Advisory Committee with the following charge:

- Discuss opioid-related health concerns and issues impacting the residents of Orange County.
- Advise the Board of Commissioners on options to expend funds to prevent opioid abuse and remedy opioid impacts.
- Plan and host an annual meeting open to the public to receive input on proposed uses of the settlement funds and to encourage collaboration between local governments.

The Board also approved Option A for the use of the settlement funds per the NC Memorandum of Agreement Opioid Settlement. County-hosted programs approved for Opioid Settlement Funding for Fiscal Year 2026 (July 1, 2025 – June 30, 2026) include the following:

- Lantern Project: \$201,747
- NC FIT Program: \$74,724
- County Vending Machines: \$25,000
- PORT Team: \$338,350
- Harm Reduction Coordinator: \$110,861
- CJRD Clinical Coordinator: \$108,191

At the beginning of the fiscal year, the Opioid Settlement team, in consultation with Budget and Finance staff, reviewed the amount of available funds in each approved project along with the status of each projects spending authorization. Upon review, it was determined that multiple projects needed spending authorization dates extended to account for past spending and allow for the use of unspent funds from prior years. The attached spending authorization resolution extends the authorization date for each project until the end of FY 2025-2026, allowing each project to use all previously allocated funding until the end of the fiscal year.

Additionally, it was determined that the Lantern Project and Harm Reduction Coordinator project needed additional funds to cover personnel costs in FY 2025-2026. The amendment below allocates unspent funds from the NC FIT project to account for those additional costs. It also reallocates the difference in costs for the revised Freedom House contract that was approved by the Board at the October 21, 2025 Business meeting, with the remainder falling to the unallocated project.

The formal required resolution providing final opioid settlement fund spending authorization for FY 2026 is attached for Board approval.

Budget Amendment #6-A amends the grant project ordinance as follows:

Opioid Settlement Fund (\$0) - Fund #27

Revenues for this project:

	Current FY 2025-26	FY 2025-26 Amendment	FY 2025-26 Revised
Opioid Settlement Funds	\$4,654,294	\$0	\$4,654,294
Total Project Funding	\$4,654,294	\$0	\$4,654,294

Appropriated for this project:

	Current FY 2025-26	FY 2025-26 Amendment	FY 2025-26 Revised
Lantern Project	\$539,714	\$24,345	\$564,059
Freedom House	\$322,485	(\$5,577)	\$316,908
NC FIT	\$218,224	(\$49,629)	\$168,595
County Vending Machines	\$93,000	\$0	\$93,000
SHAC Syringe Exchange Program	\$101,800	\$0	\$101,800
Reintegration Support Network	\$40,000	\$0	\$40,000
Post-Overdose Response Team	\$582,370	\$0	\$582,370
Grow Your World	\$20,000	\$0	\$20,000
Harm Reduction Coordinator	\$218,886	\$11,918	\$230,804
CJRD Clinical Coordinator	\$108,191	\$0	\$108,191
Piedmont Health	\$50,400	\$0	\$50,400
El Futuro	\$50,000	\$0	\$50,000
Transition Support and Recovery	\$20,000	\$0	\$20,000
Unallocated	\$2,289,224	\$18,943	\$2,308,167
Total Costs	\$4,654,294	\$0	\$4,654,294

FINANCIAL IMPACT: Distribution of opioid settlement funds may support programs and services that serve persons with Opioid Use Disorder or any co-occurring Substance Use Disorder (SUD) or mental health condition in Orange County. Budget Amendment #6-A reallocates funds within the awards to amend these project budgets.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 2: HEALTHY COMMUNITY**

- OBJECTIVE 1.** Improve harm reduction, prevention, and support services for adults and children experiencing behavioral health issues, substance use disorder, and intellectual or developmental disability.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the Chair to sign the spending authorization resolution, and approve Budget Amendment #6-A.

**A RESOLUTION BY THE COUNTY OF ORANGE, NORTH CAROLINA
TO DIRECT THE EXPENDITURE OF OPIOID SETTLEMENT FUNDS**

WHEREAS Orange County, North Carolina has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids, including settlements with drug distributors Cardinal, McKesson, and AmerisourceBergen, and the drug maker Johnson & Johnson and its subsidiary Janssen Pharmaceuticals;

WHEREAS the allocation, use, and reporting of funds stemming from these national settlement agreements and certain bankruptcy resolutions ("Opioid Settlement Funds") are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation ("MOA");

WHEREAS Orange County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA;

WHEREAS section E.6 of the MOA states:

E.6. Process for drawing from special revenue funds.

- a. Budget item or resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period of time.
- b. Budget item or resolution details. The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.

NOW, THEREFORE BE IT RESOLVED, in alignment with the NC MOA, Orange County, authorizes the expenditure of opioid settlement funds as follows:

1. First strategy authorized

- a. Name of strategy: Recovery Support Services
- b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 3
- d. Amounted authorized for this strategy: \$24,346
- e. Period of time during which expenditure may take place:
Start date July 1, 2023 through End date June 30, 2026
- f. Description of the program, project, or activity:

The Lantern Project is a collaboration between the Criminal Justice Resource Department and subcontractor Freedom House Recovery Center. The mission is to support justice- impacted individuals with substance use disorder through evidence-based strategies, interventions and programming designed to reduce their vulnerability to overdose, death, and recidivism. The mission is to light the path to recovery through harm reduction, diversion, reentry support and treatment.

g. Provider: Criminal Justice Resource Department

2. Second strategy authorized

- a. Name of strategy: Naloxone Distribution
- b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 7
- d. Amounted authorized for this strategy: \$54,198
- e. Period of time during which expenditure may take place:
Start date July 1, 2024 through End date June 30, 2026
- f. Description of the program, project, or activity:

Funds will be used to purchase Naloxone for Community Vending Machines in the County.

g. Provider: Criminal Justice Resource Department

3. Third authorized strategy

- a. Name of strategy: Syringe Service Program (SSP)
- b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 9
- d. Amounted authorized for this strategy: \$54,628
- e. Period of time during which expenditure may take place:
Start date July 1, 2024 through End date June 30, 2026
- f. Description of the program, project, or activity:

UNC Student Health Action Coalition (SHAC) is a harm reduction-based organization providing sterile injection supplies, fentanyl and xylazine test strips; also provides referrals to other social and health services for people who use drugs in Orange County. Seeking funds for Syringe Service Program (SSP) supplies, educational materials, marketing, travel, and continued funding for paid Program Navigator position. Desire to open a new SHAC SSP location to increase SSP access; current distribution occurs at Interfaith Council for Social Service and University Methodist Church; Hillsborough Pharmacy assists with storage needs.

g. Provider: UNC SHAC

4. Fourth authorized strategy

- a. Name of strategy: Early Intervention
- b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 6
- d. Amounted authorized for this strategy: \$20,000

- e. Period of time during which expenditure may take place:
Start date July 1, 2024 through End date June 30, 2026
- f. Description of the program, project, or activity:

Seeking support for additional mentor trainers to work with youth and emerging adults (ages 13- 20) navigating substance use, mental health challenges, and/or justice involvement. Mentors serve as allies and peer support workers, and often have personal experience with substance use, mental health challenges, and/or justice involvement.

Mentors receive comprehensive training to recognize and nurture youth strengths, utilizing Substance Abuse and Mental Health Services Administration (SAMHSA) Core Competencies (recovery-oriented, person-centered, voluntary, relationship focused, and trauma-informed practices), active listening skills, SMART goal setting, and motivational interviewing techniques. Recognizing the profound impact of poverty and social identities on the youth we serve, Reintegration Support Network (RSN) is committed to addressing the root causes of inequity through culturally responsive and person-centered services.

- g. Provider: Reintegration Support Network (RSN)

5. Fifth authorized strategy

- a. Name of strategy: Post-Overdose Response Team (PORT)
- b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 8
- d. Amounted authorized for this strategy: \$6,621
- e. Period of time during which expenditure may take place:
Start date July 1, 2024 through End date June 30, 2026
- f. Description of the program, project, or activity:

Development and implementation of a PORT within the geographic constraints of Orange County, NC; funds will support staff salary, supplies and needed software.

PORTs are specialized teams that respond to opioid overdoses in real time or within 24-72 hours of the overdose event. Upon implementation, the OC-EMS PORT will meet individuals where they are at in their addiction by providing harm reduction resources, linkage to treatment services, and medication-assisted treatment (MAT) induction and administration.

This service will be available to all eligible individuals that OC-EMS interfaces with during EMS incidents and will be provided as a referral for collaborating departments, emergency departments, organizations and the community at-large. PORTs have become the standard of care in post-overdose services nationally and locally, with 41 North Carolina counties currently having an active PORT in place.

- g. Provider: Orange County Emergency Services

6. Sixth authorized strategy

- a. Name of strategy: Collaborative Strategic Planning
- b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 1
- d. Amounted authorized for this strategy: \$11,919
- e. Period of time during which expenditure may take place:
Start date July 1, 2024 through End date June 30, 2026
- f. Description of the program, project, or activity:

The Orange County Opioid Program Manager (Harm Reduction Coordinator) will be responsible for overseeing the development, administration, budget, grant management, and reporting for Orange County's Opioid Settlement Program. This position will work with closely with Orange County staff and community partners involved in community overdose prevention, education, harm reduction, treatment opportunities and recovery support. They will ensure all reporting requirements are met for the Opioid Settlement Fund and pursue additional resources to advance this work.

- g. Provider: Orange County Health Department

7. Seventh Authorized Strategy

- a. Name of strategy: Evidence-based Addiction Treatment
- b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 2
- d. Amounted authorized for this strategy: \$48,598
- e. Period of time during which expenditure may take place:
Start date July 1, 2025 through End date June 30, 2026
- f. Description of the program, project, or activity:

Freedom House connects with individuals screened in the Orange County Detention Center who have a history of Opioid Use Disorder. The licensed clinician will conduct a Comprehensive Clinical Assessment to ascertain the best treatment options for the individual prior to or upon release from incarceration. Freedom House will utilize a Peer Support Specialist post incarceration to assist individuals with connecting to the recommended treatment. The Peer will work with the individual as long as needed to connect them with treatment, community resources, court appearances and to support the individual in recovery to curb recidivism. The clinician will reevaluate as needed when and if life circumstances change prior to engaging in treatment.

- g. Provider: Freedom House

The total dollar amount of Opioid Settlement Funds appropriated across the above named and authorized strategies is \$220,310.00.

Adopted this the 20th day of January 2026.

Jean Hamilton, Chair
Orange County Board of Commissioners

ATTEST:

Laura Jensen, Clerk to the Board

COUNTY SEAL

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: January 20, 2026

**Action Agenda
Item No. 8-j**

SUBJECT: Purchase of Equipment for Solid Waste Management

DEPARTMENT: Solid Waste Management

ATTACHMENT(S):

Quotes from Carolina Environmental
Systems & Joe Johnson Equipment
Company

INFORMATION CONTACT:

Robert Williams, 919-918-4904

PURPOSE: To approve and authorize the Orange County Solid Waste Management Department to purchase two (2) pieces of equipment:

- Heil PT1000 2027 Freightliner Rear Loader 13YD
- Labrie 33 YD Automizer Side Loader

BACKGROUND: The Orange County Solid Waste Management Department proposes to purchase two (2) new pieces of equipment to address the continued growth in Recycling collection in Orange County. These two (2) new pieces of equipment will greatly enhance the Department's ability to serve a growing need in the County for effective and efficient Recycling collection; affording the employees with safe, reliable, and updated equipment.

The Freightliner Rear loader is priced through Sourcewell Co-Op and will be purchased from Carolina Environmental Systems. The Labrie Side loader is priced through the NC Sheriffs' Association and will be purchased from Joe Johnson Equipment Company.

FINANCIAL IMPACT The funding for purchasing this equipment was approved in the prior fiscal year's Capital Investment Plan budget. The total financial impact for the purchase of both pieces of equipment is \$677,463 excluding sales tax.

The breakdown of cost is as follows:

- | | |
|--|-----------|
| • Heil PT1000 2027 Freightliner Rear Loader 13YD | \$227,987 |
| • Labrie 33 YD Automizer Side Loader | \$449,476 |

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 1: ENVIRONMENTAL PROTECTION AND CLIMATE ACTION**
OBJECTIVE 2. Invest in our infrastructure to reduce the environmental impact of the County fleet/facilities and improve safety.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the Orange County Solid Waste Management Department to purchase the two (2) pieces of equipment:

- Heil PT1000 2027 Freightliner Rear Loader 13YD
- Labrie 33 YD Automizer Side Loader

Carolina Environmental Systems, Inc.
306 Pineview Drive, Kernersville, NC 27284
2701 White Horse Road, Greenville, SC 29611
500 Lee Industrial Blvd, Austell, Ga 30168
Phone: 800-239-7796
336-904-0952

QUOTE

December 19, 2025
 Orange County
 Attention: Danny Crouse

Dear Danny,

CES appreciates the opportunity to quote you the following:

One (1) Heil PT 1000 13 cubic yard high compaction heavy duty rear loading refuse body complete with all standard specifications and with the following optional equipment:

- Clutch shift (hot shift) PTO with EOS and extended shaft gear pump
- Multi-function rear strobe lights
- ¼" hopper floor in lieu of standard 3/16"
- Broom and shovel rack mounted on tailgate
- Dual rear driver signal buzzers
- Dual factory cart tipper hydraulics with two (2) Diamondback Model 500 cart tippers
- Dual hopper work lights
- Dual front LED strobe lights
- Body side back assist lights
- 20lb fire extinguisher with bracket
- Body side fender extension kit
- Mud flaps ahead of and behind rear axle
- 18"x18"x36" steel tool box
- Rear frame closure plate
- Rear caution decals
- Custom green paint color
- 3rd Eye rear vision camera system

All as per the above and mounted on one (1) 2027 Freightliner M2106 cab/chassis complete as per the enclosed specifications and to include five (5) year 200,000 mile engine and aftertreatment system warranty and five (5) year unlimited mile transmission warranty.

Heil Sourcewell Contract Bid Price: \$227,987.00

Heil Sourcewell Contract Number: 110223-THC

FOB: Your Yard

Delivery: Approximately 180-210 days from receipt of order

Terms: Net upon delivery

Please Note: Pricing may be subject to additional tariffs or surcharges prior to delivery

We sincerely appreciate the opportunity to submit the above quotation. If we may answer any questions or be of service to you in any way, please do not hesitate to contact us at: 1-800-239-7796.

Sincerely, **Ben Taylor** Carolina Environmental Systems

Heil Environmental #110223-THC

Pricing for contract #110223-THC offers Sourcewell participating agencies the following discounts:

- A discount of 4% off MSRP as well as any associated surcharges for all products and services which would represent the ceiling price a member would pay to a Heil dealer. The exception to this would be the chassis.
- This discount does not apply to equipment rentals through those various entities as rental pricing has already taken this discount.

Heil Environmental

Mobile refuse collection vehicles

#110223-THC

Maturity Date: 12/28/2027

Website: heil.com/sourcewell

Products & Services
Buy Sourcewell
Documents
Contact Information

- Premier Truck rental
- Rush rental
- Front loaders
- **Rear loaders**
 - Automated & manual side loaders
 - Multi-compartment recycling units
 - 3rd Eye camera systems
 - Bayne Premium Tippers
 - Soft-Pak



Solicitation Number: RFP #110223

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and The Heil Co. d/b/a Heil Environmental, 201 W. Main Street, Suite 300, Chattanooga, TN 37408 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Refuse Collection Vehicles with Related Equipment, Accessories and Services from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

EXPIRATION DATE AND EXTENSION. This Contract expires **December 28, 2027**, unless it is cancelled sooner pursuant to Article 22. This Contract allows up to three additional one-year extensions upon the request of Sourcewell and written agreement by Supplier. Sourcewell retains the right to consider additional extensions beyond seven years as required under exceptional circumstances.

B. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

**North Carolina Sheriffs' Association
Contract Award Agreement**

**Heavy Equipment
Procurement Program
Bid 26-10-0422**

We are pleased to announce the North Carolina Sheriffs' Association has successfully completed its statewide competitive award for heavy equipment. All local government units are eligible to utilize this competitively bid contract while keeping with their local governing purchasing ordinances. Bid 26-10-0422 will be effective May 18, 2025 through May 17, 2026.

Congratulations, your company has been included on the Association's price sheet contract controlled by the North Carolina Sheriffs' Association's Solicitation for Bids and Contract Terms and Conditions.

By the award of this contract based on your company's bid for Solicitation Number 26-10-0422, all terms and conditions set forth in the Solicitation for Bids and Contract Terms and Conditions are incorporated herein by reference and agreed to by the Contractor and the North Carolina Sheriffs' Association.



Signature of Authorized Representative

PATRICK M LEE

Printed Name of Authorized Representative

Joe Johnson Equipment ^{dba} _{Public Works Equipment}
Contractor/Vendor Name (Please Print)

May 19, 2025
Date



Signature of NCSA Contract Administrator

Jason D. Bennett

Printed Name of NCSA Contract Administrator

May 18, 2025

Date

Bid Award**Contract:** 26-10-0422, Heavy Equipment**Group:** Industrial Waste and Recycling Equipment**Item:** 1178, Labrie, Automizer Right Hand 31 CY, YRHS0274

Description: Manufacturer`s standard base unit specifications and current model year for the model/model number listed. The required minimum 6% discount off MSRP is to be included in the listed base price field. Freight is also included in the listed base price field unless otherwise specified on the vendor`s option sheet.

Model Upgrade/Downgrade: Some models may be listed within the option sheet as they may be considered to be an upgrade/downgrade to the base model listed. Please contact awarded vendor for additional information regarding these models.

Zone	Vendor	Price	Percent (Taken off MSRP for base price)	Percent (Taken off MSRP for options)	Build File	Options File
Nationwide	Joe Johnson Equipment	\$173,596.16	6.00%	6.00%	Build	Options



**Joe Johnson
Equipment**

Subsidiary of Federal Signal Corporation

704-289-6488



jjei.com



info@jjei.com



4519 Old Charlotte Hwy. Monroe NC 28110



Quotation

To provide two (1) new Labrie 33 yrd Automizer TTD (Tip to Dump), mounted on a Mack LR chassis, to include the following options:

- Crusher Panel
 - Heavy Duty Grabber 32 To 95 Gal
 - Spill shield on Gripper
 - Auxiliary Arm Controls Inside Cab on Curbside
 - Dual Arm joysticks NON-Moveable
 - Automatic Pump shutoff at 50 km/h- 32 mph
 - Broom and Shovel Front of Hopper on Curbside & Hoe Front of Hopper on Streetside
 - Fire Extinguisher 20 lbs (1) on Rubrail Curbside (Rear) Vertical
 - Spill Kit on Rubrail Curbside (Center)
 - Add. Lights on Tg.: 2/3 Lightbar + Central Brake Light + Multifunctions Lights (4) (X Pattern)
 - Backup Lights on Rubrails Mid-Body - LED (2)
 - Backup Lights on Tailgate 2/3 Centered - LED (2)
 - Work Light Package - LED (2)
 - Alternating Strobing Lights 4" Amber on Front of Body - LED (2)
 - Strobe Light Beacon Style on Tg. over Upper S/T/T Lights (If Appl.) Centered - Whelen L10HAP
- (1)
- Triple EnviroLink Cameras (3) With Heater/Without Shutter
 - Cart/Container Counting Device on Arm(s)
 - Body floor liner 48" x 4mm (0.160") - Hardox 450
 - Body Side Wall liners 24" x 1/8" - Hardox 450
 - Hopper Floor Liner 1/4" - Hardox 450
 - Base Coat/Clear Coat Cab Paint (Exterior Only)
 - CAUTION VEHICLE STOPS [...] FREQUENTLY, 74-1/2" x 23-1/2" (Black on Yellow)

Purchase Price..... \$449,476.00 EACH

Terms & Conditions

Strictly Subject to Availability and Prior Sale

Subject to revision based on events beyond our control due to wildly fluctuating material prices

Pricing in USD, taxes and fees to be paid at time of tag & title if applicable

Price Includes PDI, delivery and training

Payment Terms: Due upon receipt

Purchase order required

Delivery: To be confirmed at time of order

Quotation valid for 7 days



**Joe Johnson
Equipment**

Subsidiary of Federal Signal Corporation

704-289-6488



jjei.com



info@jjei.com



4519 Old Charlotte Hwy. Monroe NC 28110



Unit Purchase Price

- Pricing does not include title or plating fees.
- Quote is valid for 7 days from the date of 10/17/2025.
- Please note that the prices quoted are subject to applicable tariffs and duties, which may affect the final cost.

Unit Purchase Price: \$449,476.00 EACH

I/we have read and understand the terms outlined below and on the reverse and agree to them as part of this order as if they were printed above my/our signature(s). The above and the terms below and on the reverse shall comprise the entire agreement affecting this purchase and no other agreement, understanding, representation, condition or warranty either expressed or implied by law or otherwise is part of this transaction. Unless otherwise specified the Purchase price is payable in cash on the date of delivery of the Equipment to the carrier. It is understood and agreed that the Purchase Price is subject to increase at anytime without notice by JJE to the extent that JJE has incurred increased cost between the date hereof and the delivery date caused by increases in manufacturers' list prices, government regulations, freight rates, labour costs and other causes beyond JJE's control. The Purchaser acknowledges having received a true copy hereof. This agreement is not subject to annulment or cancellation by the Purchaser without prior written consent of JJE.

Orange County Solid Waste

Joe Johnson Equipment

X

Signature

X

Signature

Name: _____

Date: _____

Name: **Doug Boice**

Date: **10/17/2025**

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-k**

SUBJECT: Rejection of Bids and Authorization to Re-advertise – Electric Vehicle Charging Station (EVCS) Installation Project at the Orange Transportation Services Facility

DEPARTMENT: Orange County Transportation Services

ATTACHMENT(S):
Bid Tabulation Sheet

INFORMATION CONTACT:
Jamael Wiley, Transit Planning and
Operations Manager, 919-245-2006
Jovana Amaro, 919-245-2651

PURPOSE: To:

1. Reject all bids received for the Electric Vehicle Charging Station (EVCS) Installation Project at the Orange Transportation Services Facility; and
2. Authorize staff to revise the project scope and re-advertise for bids, or pursue an alternative procurement method, as appropriate.

BACKGROUND: Orange County Public Transportation (OCPT) issued a solicitation for the Electric Vehicle Charging Station (EVCS) Installation Project located at the Orange Public Transportation Services facility to support the County's transition to zero-emission transit vehicles and to provide the necessary charging infrastructure at the Transit Operations Facility. The project is funded through a combination of Federal Transit Administration (FTA) discretionary funds administered by the North Carolina Department of Transportation (NCDOT) Integrated Mobility Division (IMD), along with required local match funds.

Bids were received and evaluated in accordance with County procurement policies and applicable FTA and NCDOT requirements.

Following a detailed evaluation, staff determined that the bids received did not meet the County's needs for this federally funded project. The submitted bids were either non-responsive, did not fully meet technical specifications, exceeded available project funding, or did not represent the best value to the County. Under County procurement policy, and consistent with FTA and NCDOT guidance, the Board of County Commissioners may reject all bids when it is determined to be in the County's best interest.

Green State Power, LLC – Basis for Determination

Upon review of the pricing details, a substantial discrepancy was identified between the written pricing and the numerical pricing. In addition, the bidder did not use the revised bid form that requested pricing for Alternate 1 and Alternate 2, and failed to provide pricing for Alternate 2.

Stelco Electric – Basis for Determination

The bidder was not the lowest bidder and did not provide pricing for Alternate 1 or Alternate 2. Additionally, the bidder failed to use the revised bid form that included pricing for Alternate 1 and Alternate 2.

Rejecting all bids at this time will allow OCPT staff to reassess the project scope, cost estimates, technical requirements, and procurement strategy to ensure alignment with available FTA and NCDOT funding, current market conditions, and project readiness. Staff will revise the solicitation documents as necessary and re-advertise the project, or pursue an alternative procurement method permitted under federal, state, and County requirements.

FINANCIAL IMPACT: There is no fiscal impact associated with the rejection of bids at this time. No funds will be expended unless and until a future contract is approved by the Board of County Commissioners. Federal, state, and local funds will remain available for the project, subject to applicable grant timelines and approvals.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 1: ENVIRONMENTAL PROTECTION AND CLIMATE ACTION**

OBJECTIVE 1. Identify the priorities and resources necessary to implement the Climate Action Plan.

OBJECTIVE 2. Invest in our infrastructure to reduce the environmental impact of the County fleet/facilities and improve safety.

RECOMMENDATION(S): The Manager recommends that the Board:

1. Reject all bids received for the Electric Vehicle Charging Station (EVCS) Installation Project at the Orange Transportation Services Facility; and
2. Authorize staff to revise the project scope and re-advertise for bids, or pursue an alternative procurement method, as appropriate.

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-I**

SUBJECT: Contract Award for Electric Vehicle Charging Station Installation at Justice Facility & Hillsborough Commons Facilities

DEPARTMENT: Asset Management Services,
Finance and Administrative
Services

ATTACHMENT(S):
Service Contract

INFORMATION CONTACT:
Angel Barnes, 919.245.2628
Jovana Amaro, 919.245.2651
Alan Dorman, 919.245.2658

PURPOSE: To:

- 1) Approve the County entering into a service contract with Brady Trane Service, Inc. for the purchase of services to install Electric Vehicle Charging Stations at the Justice Facility and Hillsborough Commons Facilities; and
- 2) Authorize the County Manager to execute the Agreement, subject to final review by the County Attorney, and any subsequent amendments for contingent and unforeseen requirements up to the approved budget amount on behalf of the Board.

BACKGROUND: In FY 2024-2025, the Board of County Commissioners (BOCC) approved funding to install electric vehicle charging stations (EVCS) at multiple locations. In FY 2025-2026, the BOCC approved additional funding. During FY 2024-2025, design services for the EVSC were completed. In October 2025, the BOCC authorized staff to move forward with the installation of charging stations at targeted sites, including for staff at Hillsborough Commons and the Justice Facility, prior to the completion of the Electric Vehicle Charging Station Feasibility Study.

The proposed purchase would be made through a competitive group purchasing program, OMNIA Partners, Contract Number 3341, which was awarded to Trane US, Inc. and subsequently to Brady Service, Inc. This contract also includes the installation of electric vehicle charging stations. This exception to the competitive bidding requirements is found in North Carolina General Statute 143-129(e)(3), "*Purchases or repair work involving a combination of installation labor and equipment acquisition made through a competitive bidding group purchasing program, which is a formally organized program that offers competitively obtained purchasing services at discount prices to two or more public agencies. For the purposes of this subdivision, "repair work" is (i) limited to the repair of heating and cooling systems, (ii) may not exceed a total cost of two million dollars (\$2,000,000) for installation labor or other related costs incidental to equipment acquisition, and (iii) is procured using a competitive bidding group purchasing program that is qualified to sell*

to the United States of America or any agency thereof.”

Orange County Asset Management Services negotiated the contract with Brady Service, Inc. for \$365,000.

FINANCIAL IMPACT: The Service Agreement fee for the installation of the Electric Vehicle Charging stations for staff at Hillsborough Commons and the Justice Facility is \$365,000. The Board previously approved capital funding for this project.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 1: ENVIRONMENTAL PROTECTION AND CLIMATE ACTION**

OBJECTIVE 1. Identify the priorities and resources necessary to implement the Climate Active Plan.

OBJECTIVE 2. Invest in our infrastructure to reduce the environmental impact of the County fleet/facilities and improve safety.

RECOMMENDATION(S): The Manager recommends that the Board:

- 1) Approve the County entering into a service contract with Brady Trane Service, Inc. for the purchase of services to install Electric Vehicle Charging stations at the Justice Facility and Hillsborough Commons Facilities; and
- 2) Authorize the County Manager to execute the Agreement, subject to final review by the County Attorney, and any subsequent amendments for contingent and unforeseen requirements up to the approved budget amount on behalf of the Board.

[Departmental Use Only]
 TITLE EV Charging Stations
 FY 2025-2026 Exc 3341

NORTH CAROLINA

SERVICES AGREEMENT NO RFP/RFQ

ORANGE COUNTY

This Services Agreement (hereinafter "Agreement"), made and entered into this 21st day of January, 2026, ("Effective Date") by and between Orange County, North Carolina a political subdivision of the State of North Carolina (hereinafter, the "County") and Brady Trane Services, Inc, (hereinafter, the "Provider").

WITNESSETH:

That the County and Provider, for the consideration herein named, do hereby agree as follows:

1. Services

a. Scope of Work.

- i) This Agreement is for services to be rendered by Provider to County with respect to (*insert type of project*): Installation of Electric Vehicle Charging Stations
- ii) By executing this Agreement, the Provider represents and agrees that Provider is qualified to perform and fully capable of performing and providing the services required or necessary under this Agreement in a fully competent, professional and timely manner.
- iii) Time is of the essence with respect to this Agreement.
- iv) The services to be performed under this Agreement consist of Basic Services, as described and designated in Section 3 hereof. Compensation to the Provider for Basic Services under this Agreement shall be as set forth herein.

2. Responsibilities of the Provider

- a. Services to be provided. The Provider shall provide the County with all services required in Section 3 to satisfactorily complete the Project within the time limitations set forth herein and in accordance with the highest professional standards.
- b. Standard of Care.
 - i) The Provider shall exercise reasonable care and diligence in performing services under this Agreement in accordance with the highest generally accepted standards of this type of Provider practice throughout the United States and in accordance with applicable federal, state and local laws and regulations applicable to the performance of these services. Provider is solely responsible for the professional

quality, accuracy and timely completion and submission of all work related to the Basic Services.

- ii) Provider shall be responsible for all errors or omissions of its agents, contractors, employees, or assigns in the performance of the Agreement. Provider shall correct any and all errors, omissions, discrepancies, ambiguities, mistakes or conflicts at no additional cost to the County.
- iii) The Provider shall not, except as otherwise provided for in this Agreement, subcontract the performance of any work under this Agreement without prior written permission of the County. No permission for subcontracting shall create, between the County and the subcontractor, any contract or any other relationship.
- iv) Provider is an independent contractor of County. Any and all employees of the Provider engaged by the Provider in the performance of any work or services required of the Provider under this Agreement, shall be considered employees or agents of the Provider only and not of the County, and any and all claims that may or might arise under any workers compensation or other law or contract on behalf of said employees while so engaged shall be the sole obligation and responsibility of the Provider.
- v) If activities related to the performance of this Agreement require specific licenses, certifications, or related credentials Provider represents that it or its employees, agents and subcontractors engaged in such activities possess such licenses, certifications, or credentials and that such licenses certifications, or credentials are current, active, and not in a state of suspension or revocation.
- vi) Should any documents, exhibits, or addenda be attached to this Agreement, the terms of this Agreement shall have priority in any conflict with or among the terms of such referenced documents, exhibits, or addenda.
- vii) Should this Agreement involve project designs, the construction or creation of which is to be bid out or fulfilled by other contractors, and bidding or negotiation with contractors produce prices which, when added to the other elements of the approved total project cost, produce a cost that is in excess of the approved total project cost, the Provider shall participate with the County in negotiation and design adjustments to the extent such are necessary to obtain prices within the approved total project cost. All activity of the Provider with respect to these matters shall constitute Basic Services and shall be performed by the Provider without additional compensation. If negotiation and design adjustments fail to bring costs within the total project cost the County may reject all bids and Provider will redesign or reduce portions of the project in an effort to reduce the bid prices to within the total project cost and rebid the project. One such redesign is included within Basic Services. If this second letting for bids does not produce bids that are within the approved total project cost initially or after negotiations with the contractor the cost is not reduced to an amount within the total project cost, the Provider is not obligated to engage in further redesign.

3. Basic Services

- a. Basic Services. The Services to be rendered pursuant to this Agreement are as follows (fully describe services to be provided): Installation of Electric Vehicle Charging stations and infrastructure per proposals. Proposal 1 - Hillsborough Commons EV Charger Installation dated 11/11/2025 and Proposal 2 - Justice Facility EV Charger Installation dated 11/11/2025.

4. Duration of Services

- a. Term. The term of this Agreement shall be from _____ to _____.
- b. Scheduling of Services.
- i) The Provider shall schedule and perform its activities in a timely manner.
 - ii) Should the County determine that the Provider is behind schedule, it may require the Provider to expedite and accelerate its efforts, including providing additional resources and working overtime, as necessary, to perform its services in accordance with the approved project schedule at no additional cost to the County.
 - iii) The Commencement Date for the Provider's Basic Services shall be February 1, 2026.

5. Compensation

- a. Compensation for Basic Services. Compensation for Basic Services shall include all compensation due the Provider from the County for all services satisfactorily (as determined by the County) performed pursuant to this Agreement. The maximum amount payable for Basic Services shall not exceed Three Hundred Sixty-Five Thousand Dollars (\$365,000.00). Payment for satisfactorily performed Basic Services shall become due and payable within thirty (30) days of Provider properly invoicing County. Payment shall be subject to provisions of Section 5(b).
- b. Disputes. In the event the amount stated on an invoice is disputed by the County, the County may withhold payment of all or a portion of the amount stated on an invoice until the parties resolve the dispute. Should Provider fail to perform its duties under the terms of this Agreement, County may, without fault or penalty, withhold any payment associated with the work to be performed until such time as said work is completed.
- c. Additional Services. County shall not be responsible for costs related to any services in addition to the Basic Services performed by Provider unless County requests such additional services in writing and such additional services are evidenced by a written amendment to this Agreement.

6. Responsibilities of the County

- a. Cooperation and Coordination. The County has designated (Angel Barnes) to act as the County's representative with respect to the Project who shall have the authority to render decisions within guidelines established by the County Manager or the County Board of

Commissioners and who shall be available during working hours as often as may be reasonably required to render decisions and to furnish information.

7. Insurance

- a. General Requirements. Provider shall obtain, at its sole expense, Commercial General Liability Insurance, Automobile Insurance, Workers' Compensation Insurance, and any additional insurance as may be required by County's Risk Manager as such insurance requirements are described in the Orange County Risk Transfer Policy and Orange County Minimum Insurance Coverage Requirements (each document is incorporated herein by reference and may be viewed at http://www.orangecountync.gov/departments/purchasing_division/contracts.php). If County's Risk Manager determines additional insurance coverage is required such additional insurance shall consist of NA (if no additional insurance required mark N/A as being not applicable). Provider shall not commence work until such insurance is in effect and certification thereof has been received by the County's Risk Manager.

8. Indemnity

- a. Indemnity. To the extent authorized by North Carolina law the Provider agrees, without limitation, to defend, indemnify and hold harmless the County from all loss, liability, claims or expense, including attorney's fees, arising out of or related to the Project and arising from property damage or bodily injury including death to any person or persons caused in whole or in part by the negligence or misconduct of the Provider except to the extent same are caused by the negligence or willful misconduct of the County. It is the intent of this provision to require the Provider to indemnify the County to the fullest extent permitted under North Carolina law.

9. Amendments to the Agreement

- a. Changes in Basic Services. Changes in the Basic Services and entitlement to additional compensation or a change in duration of this Agreement shall be made by a written Amendment to this Agreement executed by the County and the Provider. The Provider shall proceed to perform the Services required by the Amendment only after receiving a fully executed Amendment from the County.

10. Termination

- a. Termination for Convenience of the County. This Agreement may be terminated without cause by the County and for its convenience upon seven (7) days' prior written notice to the Provider.
- b. Other Termination. The Provider may terminate this Agreement based upon the County's material breach of this Agreement; provided, the County has not taken all reasonable actions to remedy the breach. The Provider shall give the County seven (7) days' prior written notice of its intent to terminate this Agreement for cause. Either party may terminate this Agreement upon notice to the other party that obligations pursuant to this Agreement are made impractical due to declarations of emergency by Orange County or by North Carolina due to events directly impacting Orange County. Both parties shall

remain responsible for all payment and performance due up to the receipt of such notice, but shall have no further obligation or responsibility beyond that date provided the terminating party has taken all reasonable steps to complete the performance of its obligations.

c. Compensation After Termination.

i) In the event of termination, the Provider shall be paid that portion of the fees and expenses that it has earned to the date of termination, less any costs or expenses incurred or anticipated to be incurred by the County due to errors or omissions of the Provider. Upon request of the County, the Provider shall submit to County all relevant documentation, including but not limited to, job cost records, to support its claims for final compensation.

ii) Should this Agreement be terminated, the Provider shall deliver to the County within seven (7) days, at no additional cost, all deliverables including any electronic data or files relating to the Project.

d. Waiver. The payment of any sums by the County under this Agreement or the failure of the County to require compliance by the Provider with any provisions of this Agreement or the waiver by the County of any breach of this Agreement shall not constitute a waiver of any claim for damages by the County for any breach of this Agreement or a waiver of any other required compliance with this Agreement.

e. Suspension. County may suspend the Basic Services and this Agreement at any time for County's convenience and without penalty to County upon three (3) days' notice to Provider. Upon any suspension by County, Provider shall discontinue work on the Basic Services and shall not resume the Basic Services until notified to proceed by County.

11. Additional Provisions

a. Limitation and Assignment. The County and the Provider each bind themselves, their successors, assigns and legal representatives to the terms of this Agreement. Neither the County nor the Provider shall assign or transfer its interest in this Agreement without the written consent of the other. There are no third-party beneficiaries of this Agreement and nothing in this Agreement, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and permitted assigns), any rights, remedies, or obligations.

b. Governing Law. This Agreement and the duties, responsibilities, obligations and rights of respective parties hereunder shall be governed by the laws of the State of North Carolina. By executing this Agreement Provider affirms that Provider and any subcontractors of Provider are and shall remain in compliance with Article 2 of Chapter 64 of the North Carolina General Statutes. By executing this Agreement Provider certifies that Provider has not been identified, and has not utilized the services of any agent or subcontractor identified, on the list created by the State Treasurer pursuant to G.S. 147-86.58. By executing this Agreement Provider certifies that Provider has not been identified, and has not utilized the services of any agent or subcontractor identified, on the list created by the State Treasurer pursuant to G.S. 147-86.81.

- c. Non-Discrimination. Provider shall at all times remain in compliance with all applicable local, state, and federal laws, rules, and regulations including but not limited to all state and federal non-discrimination laws, policies, rules, and regulations and the Orange County Non-Discrimination Policy and Orange County Living Wage Policy (each Orange County policy is incorporated herein by reference and may be viewed at http://www.orangecountync.gov/departments/purchasing_division/contracts.php.) Any violation of the Orange County Non-Discrimination Policy is a breach of this Agreement and County may immediately terminate this Agreement without further obligation on the part of the County. This paragraph is not intended to limit and does not limit the definition of breach to discrimination.
- d. Dispute Resolution. Any and all suits or actions to enforce, interpret or seek damages with respect to any provision of, or the performance or non-performance of, this Agreement shall be brought in the General Court of Justice of North Carolina sitting in Orange County, North Carolina. It is agreed by the parties that no other court shall have jurisdiction or venue with respect to such suits or actions. Binding arbitration may not be initiated by either Party, however, the Parties may agree to nonbinding mediation of any dispute prior to the bringing of such suit or action.
- e. Entire Agreement. This Agreement represents the entire and integrated agreement between the County and the Provider and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties. Modifications may be evidenced by facsimile signatures.
- f. Severability. If any provision of this Agreement is held as a matter of law to be unenforceable, the remainder of this Agreement shall be valid and binding upon the Parties.
- g. Ownership of Work Product. Should Provider's performance of this Agreement generate documents, items or things that are specific to this Project such documents, items or things shall become the property of the County and may be used on any other project without additional compensation to the Provider. The use of the documents, items or things by the County or by any person or entity for any purpose other than the Project as set forth in this Agreement shall be at the full risk of the County.
- h. Non-Appropriation. Provider acknowledges that County is a governmental entity, and the validity of this Agreement is based upon the availability of public funding under the authority of its statutory mandate.

In the event that public funds are unavailable or not appropriated for the performance of County's obligations under this Agreement, then this Agreement shall automatically expire without penalty to County immediately upon written notice to Provider of the unavailability or non-appropriation of public funds. It is expressly agreed that County shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this Agreement.

In the event of a change in the County's statutory authority, mandate or mandated

functions, by state or federal legislative or regulatory action, which adversely affects County's authority to continue its obligations under this Agreement, then this Agreement shall automatically terminate without penalty to County upon written notice to Provider of such limitation or change in County's legal authority.

- i. Signatures. This Agreement together with any amendments or modifications may be executed electronically. All electronic signatures affixed hereto evidence the consent of the Parties to utilize electronic signatures and the intent of the Parties to comply with Article 11A and Article 40 of North Carolina General Statute Chapter 66.
- j. Notices. Any notice required by this Agreement shall be in writing and delivered by certified or registered mail, return receipt requested to the following:

Orange County
 Attention:A. Barnes
 P.O. Box 8181
 Hillsborough, NC 27278

Provider's Name
 Brady Trane Services, Inc
 2025 16th Street
 Greensboro, NC 27405

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties, by and through their authorized agents, have hereunder set their hands and seal, all as of the day and year first above written.

ORANGE COUNTY:

PROVIDER:

By: _____
Travis Myren, County Manager

By: _____
Jason Patterson, Asst. Corporate Secretary
Printed Name and Title

ORANGE COUNTY—INTERNAL USE ONLY

Finance Information

Vendor Name: Brady Trane Services, Inc Vendor Contact Person: Kevin Lynn (Kevin.Lynn@bradyservices.com)
Phone: 984.867.7653 Address: 2025 16th Street City Greensboro State: NC Zip: 27405 Department: AMS
Amount: 365,000.00 Purpose: EV Charging Stations @ Hillsborough Commons & Justice/DA Facility Budget
Code(s): 61370035-803082-10091 Vendor # 35152
Vendor Status with NCSOS: Current-Active Vendor is a BOCC consultant: Yes No

Contract Details

Contract Type: New Amendment (Original Contract: _____) (Most Recent Amendment _____)
Effective Date 02/01/2026 End Date 12/31/2026 Notice Date _____ (Notice Purpose _____)

Award

Approved by Board (Agenda Date: 01/20/2026); Made or Administered by AMS

Signature Authority

- BOCC Express Delegation (Agenda Date: 01/20/2026)
- Policy 9.4: Under \$5,000; Service Under \$90,000; Construction Under \$250,000
- Budget Policy Section XV (Capital Improvement Project: 10091)

Bidding

Informal Bidding (\$30k-\$90k); Formal RFP (\$90k+); Other (<\$30k); Exception(#Contract 3341 F4-bTAAA0-25-007)

Department Affirmation

This agreement is approved as to technical form and content and I as Department Director affirmatively state work on this project has not been initiated prior to execution of the agreement.
 This agreement is approved as to technical form and content. Services related to this agreement have already begun or been completed. Description of the nature of the emergency condition that was addressed:

Department Director's Signature _____ Date: _____

Information Technologies

This agreement has been reviewed and is approved as to information technology content and specifications:

Office of the Chief Information Officer _____ Date: _____

Inapplicable because no hardware/software purchases or related services

Risk Management

This agreement is approved for sufficiency of insurance standards, specifications, and requirements:

Office of the Risk Management Officer _____ Date: _____

Financial Services

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Office of the Chief Financial Officer _____ Date: _____

Legal Services

This agreement is approved as to legal form and sufficiency:

Office of the County Attorney _____ Date: _____

Clerk to the Board

All DocuSign contracts must be copied to the Clerk upon completion: occlerkdocs@orangecountync.gov
The following signature block is for hard copies only and is not required for DocuSign contracts:

Received for record retention:
Office of the Clerk to the Board _____ Date: _____

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: January 20, 2026**

**Action Agenda
Item No. 8-m**

SUBJECT: Approval of a Professional Services Agreement with ICF for the Electric Vehicle (EV) Fleet Transition and Charging Infrastructure Study

DEPARTMENT: Asset Management Services

ATTACHMENT(S):

1. ICF Cost Proposal
2. Professional Services Agreement
3. ICF Response to RFQ

INFORMATION CONTACT:

Connor Wilkins, Asset Management
Services Assistant Director, 919-245-2689
Alan Dorman, Asset Management
Services Director, 919-245-2627

PURPOSE: To review a cost proposal submitted by ICF Incorporated, LLC (ICF) for services related to the completion of the Electric Vehicle (EV) Fleet Transition and Charging Infrastructure Study, and approve and authorize the Manager to sign the Agreement after final review by the County Attorney.

BACKGROUND: Orange County has adopted a Climate Action Plan that includes transitioning the County's vehicle fleet to electric vehicles to reduce greenhouse gas emissions. The County operates approximately 439 vehicles and equipment items across multiple departments with varying operational and infrastructure needs. While the County has initiated limited EV adoption, a comprehensive, data-driven strategy is needed to evaluate fleet replacement, lifecycle costs, facility readiness, and charging infrastructure requirements.

In the FY 2025-35 Capital Investment Plan (CIP), the Board approved \$100,000 for the completion of an EV Fleet Transition and Charging Infrastructure Study. The County issued a request for qualifications (RFQ) for the completion of the study, receiving fifteen (15) responses. Prior to the inclusion of this study into the CIP, the Board approved the installation of EV chargers at three different locations across Orange County. These locations will be included in the study's final report.

All fifteen (15) proposals were reviewed by the evaluation committee, consisting of Sustainability Manager Amy Eckberg, Capital Projects Manager Angel Barnes, Asset Management Services Assistant Director Connor Wilkins; and Asset Management Services Director Alan Dorman. ICF was selected based on the strength of its response to the RFQ. ICF submitted a final cost proposal of \$99,998.

FINANCIAL IMPACT: ICF's proposal for the completion of the EV Fleet Transition and Charging Infrastructure Study, at the cost of \$99,998, was funded in the FY 2025-35 CIP.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 1: ENVIRONMENTAL PROTECTION AND CLIMATE ACTION**
OBJECTIVE 2. Invest in our infrastructure to reduce the environmental impact of the County fleet/facilities and improve safety.

RECOMMENDATION(S): The Manager recommends that the Board approve the Agreement with ICF and authorize the Manager to sign after final review by the County Attorney.



December 23, 2025

Price Proposal – EV Infrastructure Study, RFQ No. 367-OC5463



Professional Consulting Services for an EV Transition Plan & Charging Infrastructure Evaluation for County Fleet

Submitted to:

Orange County

Finance & Administrative Services Dept.

Purchasing Division

306 Revere Road

Hillsborough, NC 27278

Jovana Amaro

Purchasing Manager

finance-purchasing@orangecountync.gov

Submitted by:

ICF Incorporated, L.L.C

1902 Reston Metro Plaza

Reston, VA 20190

703.934.3000



Janine Egler

Sr Contracts Administrator

703.934.3269

janine.egler@icf.com

This document includes confidential data that shall not be disclosed outside Orange County and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of—or in conjunction with—the submission of these data, Orange County shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit Orange County's right to use information contained in these data if it is obtained from another source without restriction. The data subject to this restriction are contained in this volume and its appendices and attachments. Information and records submitted to Orange County are governed by the N.C. Public Records Act, as set forth in N.C. General Statutes 132-1, et. seq.



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Pricing Proposal

ICF Incorporated, LLC (ICF) has prepared the proposed budget on a Firm Fixed Price, Not-to-Exceed basis, as shown in **Exhibit 1** for Orange County (the County) ICF’s estimate is based on experience in performing similar work for other clients and reflects the results of the detailed analysis of the different activities to be performed under each task and the total estimated number of deliverables (including drafts and final versions) that will be required. This price is what we believe is appropriate to achieve the County’s objectives for this study and deliver all the necessary work products. If ICF’s proposed price exceeds the available budget for this project, we are open to discussing how our approach could be modified and the price reduced to match the available budget. Additionally, ICF’s distribution of hours by labor categories reflects the staffing mix that ICF believes will be most cost effective in completing this work.

Exhibit 1. ICF’s Proposal Pricing Submittal Form

TASK DESCRIPTION	COST OF TASK TO COMPLETION
	ICF Incorporated, L.L.C.
Task 1.1. Fleet Inventory	\$7,829
Task 1.2. EV Transition Strategy	\$15,657
Task 2. EV Charging Infrastructure Planning & Electricity Grid Impacts	\$46,185
Task 3. Fleet Vehicle Purchasing Policy Recommendation	\$12,257
Task 4. Final Fleet EV Transition Report and Presentations	\$18,069
Total Proposed Firm Fixed Price (Not-to-Exceed)	\$99,998
Total Proposed Firm Fixed Price in Words: Ninety-nine thousand, nine hundred and ninety-eight dollars	

General Information

Period of Performance

The proposed period of performance is six months, starting on January 1st, 2026, and ending on June 30th, 2026.

Contract Type

ICF has prepared this submission on a firm fixed price basis.

Validity Period

ICF’s proposal remains valid for a period of 90 days from the official due date of the solicitation. ICF retains the right to review its submission and to extend its offer or to revise its proposal at the end of the 90-day period.

Acceptance Criteria

One review cycle will be provided for all deliverables. Each review cycle will proceed as follows: The designated Contracting Officer’s Representative (COR) will review deliverables for accuracy and completeness and provide consolidated comments to ICF within 5 business days after receipt. ICF shall make all necessary changes within 5 business days and resubmit the final deliverables. If no changes and/or comments are received from the COR within the initial specified 5 business days, the deliverables will be deemed accepted.

Invoicing/Payment

ICF will invoice upon completion of project tasks. Payment terms are net thirty (30) days from invoice.

Remittance

ICF requests the following financial institution to be designated for wire receipt of ACH payments.



Electronic Funds Transfer Information Only (not for mailed checks)	
Payee	ICF Incorporated, L.L.C.
Account Name	ICF Consulting Group, Inc. Reston, VA
Bank	PNC Bank 800 17th Street NW Washington, DC 20006
ABA Number	031207607
Account Number	80-2637-4453

Company Information

Company Name	ICF Incorporated, L.L.C.
DUNS Number	07-264-8579
sam.gov UEI Number	QHBLBNKKV4U3
CAGE Code	5M571
EIN	95-2565362
Size Status	Large Business

Price Narrative and Assumptions

ICF's proposal is predicated on the following additional assumptions and clarifications. These items are intended to help the County understand how ICF's solution, timing, resources, roles, and responsibilities formed the parameters of our estimates. Although these assumptions and clarifications frame our proposal response, it is ICF's practice to partner with our customers and resolve issues promptly, and in a manner that is beneficial to both parties. We welcome the opportunity to work with the County to address any questions or concerns that may arise before, during, or after the delivery of our proposed services.

- ICF assumes the proposal shall be incorporated into a contract resultant from this RFP.
- ICF assumes only one review cycle for each deliverable, giving up to 5 business days to the County to provide comments.
- ICF assumes that the initial data request will be completed by the County in as complete a manner as possible within 10 business days of ICF submitting the data request. Further delay shall lead to a later deadline for all tasks.
- ICF assumes that the County shall provide the locations of each vehicle within one month of ICF submitting the initial data request. Further delay shall lead to a later deadline for Tasks 2-4.
- The County is responsible for connecting the ICF team with points of contact at the two utilities in Orange County (Duke Energy Progress and Piedmont Electric Cooperative) by the second month of the project in order to enable communication about site-level electrical capacity. If contact cannot be made, ICF to assume that feeder capacity is available at all sites with need for new utility transformers at each site.
- All project deliverables will be provided in an electronic format, Microsoft Office Suite or PDF, unless agreed upon by the ICF and the County project manager.
- If a delivery date falls on a non-working day, the delivery date will be the following business day.
- All days are presumed to be "business days" unless otherwise specified.
- The County is responsible for assigning a single point of contact, the Contracting Officer's Technical Representative (COTR), who will consolidate and reconcile all the County comments, revisions, and



feedback on all deliverables, resolve any conflicts on the deliverables, and transmit the feedback in writing to ICF.

- Estimated firm fixed price is based on ICF's understanding of the information presented in the statement of work (SOW). Any changes in project requirements may result in changes to price.
- A substantive change of more than 10% of the deliverable content may result in a change to the project scope and costs. If the actual percentage of revisions is greater than the 10% we have estimated for this effort, it may result in additional cost to the government and additional time to complete the project. Accordingly, ICF reserves the right to request an adjustment to the price and/or schedule.
- Changes to previously accepted deliverables, content, or design elements affect price and schedule. Changes requested later in the development cycle generally have a greater impact on price and schedule than changes requested earlier. Therefore, each change will be documented and agreed to, and the appropriate adjustments to the schedule and price will be made.



Team Organization

ICF has assembled a team with the expertise and experience necessary to fulfill the ambitious scope of this project. Our proven track record in fleet electrification for local, regional, and state governments, as well as utilities, demonstrates our capability. From day one, our staff will bring best practices, methods, and tools, along with a detailed understanding of technology readiness, electrification opportunities, EV infrastructure planning, fleet management and standards. Our team's expertise and past performance ensure we can develop a robust EV Transition & Infrastructure Plan, accelerating municipal fleet EV adoption, meeting the County's environmental, climate and fiscal goals, and maximizing benefits for its community members.

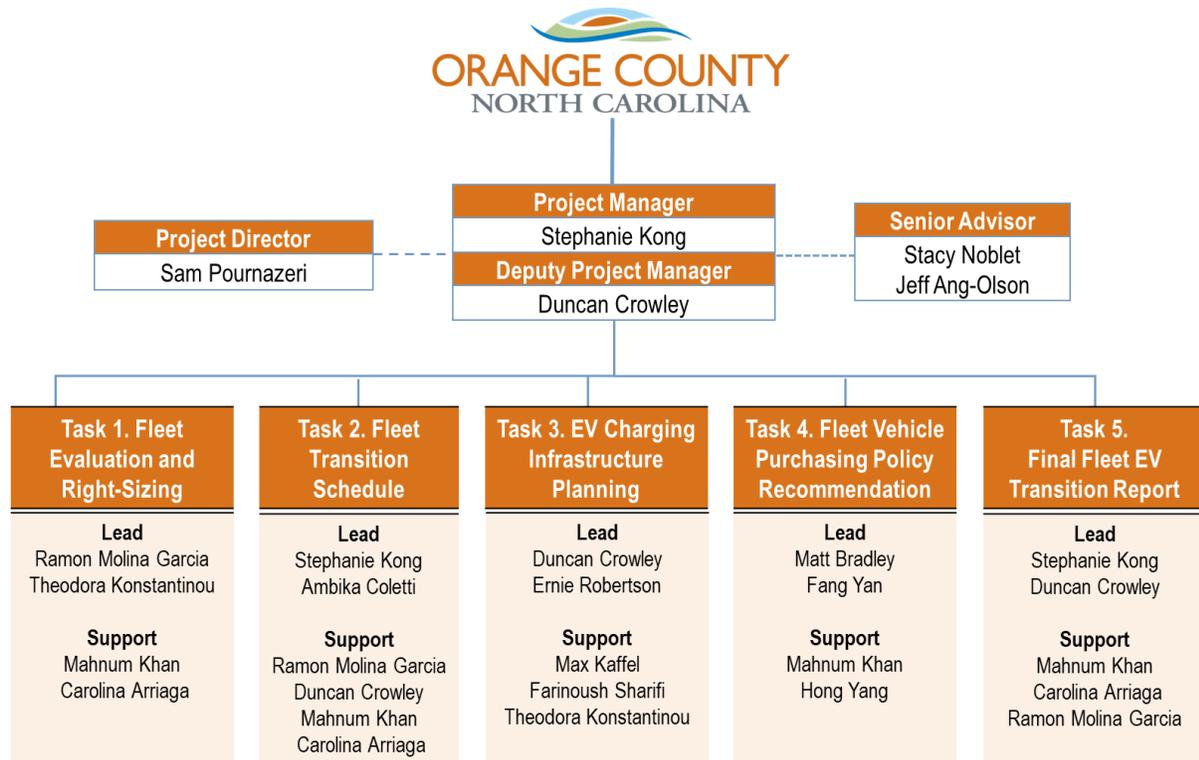
We have assembled a team of experts backed by a deep bench of analysts and engineers, which will allow us to effectively scale our resources to meet evolving project demands. In formulating the team structure for this proposal, we have aligned our resources with all the requirements of the County's scope of services. We believe that the successful execution of this project requires:

- An accomplished leadership team possessing a comprehensive understanding of fleet electrification and infrastructure planning with the capacity to navigate multiple concurrent tasks involving complex analyses
- The competence to work autonomously while maintaining a firm grasp on how specific tasks interconnect with the broader project scope and ultimately contribute to the final roadmap

A comprehensive organization chart is available in

Exhibit 2, and staff biographies are detailed in the team member qualifications section. Resumes for each staff member can be provided upon request.

Exhibit 2. Proposed organization chart of the ICF team.





Scope of Work

The ICF team will develop a fleet transition plan for the County's vehicles, focusing on zero-emission replacements tailored to each department's needs. While EVs will be prioritized, other low-emission options may also be considered. The assessment will cover fleet requirements, available vehicle options, and necessary charging infrastructure. Below is our detailed work plan based on the Scope of Services.

Task 1. Fleet Evaluation and Transition Strategy



1.1 Fleet Evaluation: First, the ICF team works with the County's fleet manager and designated personnel to gather current fleet data through FASTER on the 439 existing vehicles within the fleet. FASTER data will be gathered and processed, and supplementary information will also be collected, including:

Vehicle Characteristics

- Vehicle type (e.g., box, utility)
- Vehicle fuel type
- Make, model, model year
- In-service year
- Average and maximum daily mileage
- Payload
- Fleet operation logistics
- Current odometer reading
- Current fuel costs
- Current maintenance costs
- Estimated service life
- Operating radius
- Specialty use cases
- Vehicle replacement schedule

The ICF team has strong expertise with FASTER, particularly from our fleet electrification project with the City of Wilmington. Additionally, to the extent available, the ICF team will work with County staff to collect data on the vehicle dwelling sites:

Site or Depot Information

- Current parking location and ownership (leased/owned)
- Layout of the depot (AutoCAD)
- Electrical capacity
- Last 12 months of utility billing and usage data
- Information on any existing/planned electrical upgrades
- Current fueling site (if any existing ZEV infrastructure)
- Maintenance practice
- Single line diagrams



We understand there are vehicles with telematics data that will be available to the project team. Telematics systems collect detailed fleet and vehicle operation information, vital for understanding specific duty cycles (e.g., daily mileage, idling hours, use of PTOs, dwelling time), real-world energy consumption (e.g., miles per gallon or kilowatt-hours [kWh]/mile), driving patterns (e.g., acceleration, deceleration, speed-time trace), and engine operational characteristics (e.g., maximum torque, engine rpm, and power). Once data becomes available, the ICF team typically conducts an analysis of the telematics data to extract essential information required for determining the most cost-effective EV replacement and to inform the EV charging infrastructure planning in the following tasks. Depending on data granularity, we aim to extract information such as daily mileage, real-world fuel economy, EV equivalent energy consumption (i.e., how much energy an equivalent EV would consume for the same type of operation), and vehicle dwelling time and locations. The ICF team leverages the telematics data for vehicles which have it to gain insights and prioritize the specific duty cycles that are most appropriate for transitioning to EVs. Although it may only represent a subset of the



County fleet, this data can provide valuable insights into typical operations of various department vehicles within the County fleet.

In addition to FASTER data collection and processing, the ICF team will conduct up to three interviews with County departments to further collect information on fleet operations and obtain insights into the typical range of operating conditions for the vehicles, which may not be available or obvious within the data provided, and to better understand future fleet needs. The ICF team uses time in these interviews to develop a comprehensive understanding of the real and perceived barriers to electrifying County fleet vehicles, existing plans or experience with EV fleet transition, distinct challenges departments are facing, and the operation of any specialty vehicles. The data solicited and information collected from interviews with the fleet managers and/or drivers on future fleet needs is used to create an initial, business-as-usual vehicle replacement schedule.

The ICF team is set to use the available vehicle replacement schedule and capital budget to construct an actionable vehicle replacement plan which meets the County's goals of full EV adoption by 2035 as technology permits. We understand the cyclical nature of the government fleets vehicle replacements, typically taking place every 7 to 10 years, as orchestrated through their fleet capital plans and contingent on vehicle availability. The ICF team will leverage information collected from the County and combined with our expertise on fleet vehicle turnover algorithms (based on vehicle purchase cost, maintenance cost, and condition) to determine the most appropriate vehicle replacement schedule for existing vehicles.

For medium and heavy-duty vehicles, ICF collects a variety of operational and usage-related requirements needed to provide tailored recommendations for ZEV which will satisfy existing fleet needs. This includes details like payload or towing capacity, truck configuration (box, stake-bed, tractor, bucket, etc.), auxiliary loads and specialty applications. These criteria can later be used to filter our proprietary EV Model library to find vehicles which meet the specific requirements of the fleet.



Rightsizing: Once the fleet data has been gathered, the ICF team will initiate a fleet rightsizing analysis to identify opportunities where each department could potentially streamline its fleet by maximizing vehicle use while maintaining operational integrity. Our initial step will involve collaborating with the County to establish utilization thresholds for vehicles or vehicle groups, such as the minimum number of miles driven, or hours operated (per day, month, or year) that justifies a vehicle's presence in the fleet. While setting these thresholds, we will factor in a safety margin and a redundancy level to account for potential equipment failure. We will also consider emergency scenarios where, regardless of utilization rates, certain vehicles must be readily available for remedial action. After determining the minimum threshold, the ICF team will calculate the current utilization for each of the vehicles in the fleet, factoring in their usage duration and mileage.

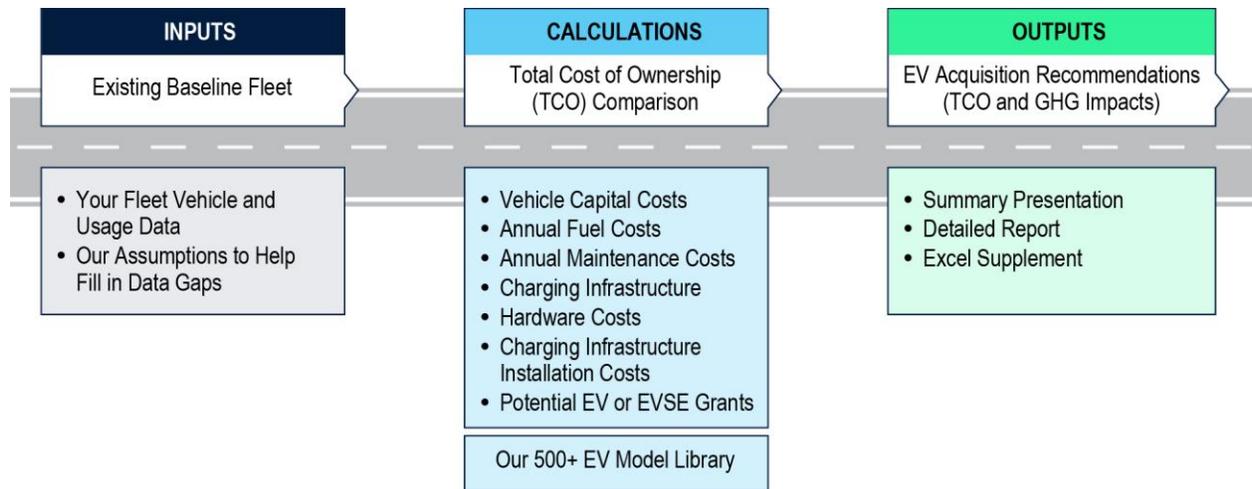
Once the existing vehicles' utilization rates are identified, the ICF team will pinpoint over- or underutilized vehicles by comparing their current utilization rate to their utilization threshold. In this process, we will also consider if these vehicles are operating in various locations and during different shifts. For instance, if a vehicle dedicated to Facility A is underutilized, we will examine if another similar vehicle from the same facility could cover its operation and be shared among multiple drivers. In another scenario, for an underutilized vehicle, we will investigate whether there are overlapping shifts and opportunities to adjust the existing work schedule, allowing one vehicle to replace two or more. We will also leverage the insights from this review to also identify whether a motor pool or similar car-sharing options could be feasible and beneficial.



1.2 EV Replacement Recommendation: Leveraging outcomes of fleet rightsizing analysis as well as other information collected on the fleet vehicles, ICF will employ our in-house fleet assessment model (also known as **PowerGuide Analytics**) to analyze the County's fleets, characterize their operations, and develop tailored recommendations for the transition of fleet vehicles to EVs (**Exhibit 3**). ICF's *PowerGuide* is a robust tool, developed and refined over time for use with multiple municipal and fleet clients. Originally developed for our partnership with our extensive utility programs, ICF has continued to improve the tool and the supporting data embedded in the model to assist almost 200 clients, including more than 100 municipalities, as they developed plans for transitioning their vehicles, including their specialty vehicles, to EVs. Included in the *PowerGuide Analytics* is a comprehensive database of over 600 EV models comprising BEV and PHEV options for light-duty and MD/HD vehicles. This extensive database enables the ICF team to deliver highly customized fleet transition recommendations. By using this unique database, the ICF team will conduct an overview of currently available and forthcoming BEVs and PHEVs that could potentially replace the vehicle types currently used by the County. The ICF team also has a separate database for fuel cell EVs which it will use for vehicles where cost-effective EV options might not be available. ICF's EV model library is updated monthly to capture the latest EV models available and changes to equipment attributes and pricing.



Exhibit 3. ICF's PowerGuide Analytics Fleet Transition Modeling Process



Using the *PowerGuide Analytics*, the ICF team will deliver key recommendations at a vehicle-by-vehicle level and a fleet level. Outputs of the model will include the following:

- Recommended zero emission technologies (battery electric, plug-in hybrid, and fuel cell vehicles)
- Recommended EV replacement makes and models
- Total cost of ownership (TCO), including the upfront and lifecycle vehicle costs
- Identification of vehicle types that are least viable for conversion
- Recommended replacement years
- A fleetwide phased vehicle replacement schedule





- Estimated GHG emissions reductions from EV replacements
- Recommended charger types (e.g., Level 2, DCFC)

When determining the recommended vehicle replacement schedule, we typically start with simple cost-effective replacements while also staying mindful of the complexity and difficulty associated with replacing certain use cases due to insufficient alternatives, operational challenges, unreliable technology, safety, excessive costs, or other identified reasons. For vehicles without currently available EV replacements, the ICF team will provide insights on the potential future availability as well as detailed descriptions of why no recommendation is provided in this project. Additionally, for vehicles where an EV replacement is not recommended due to either excessive cost or lack of technology availability, the ICF team will provide recommendations for other alternative vehicles and fuels as a replacement phase. This recommendation will take into account the availability of alternative vehicles and fuels in the Hillsborough area, considering the operational needs and siting of that vehicle.

Suitability and Operations: In working with the County to find ZEV options which can replace all of the vehicles in the fleet, ICF employs a collaborative suitability assessment process to identify appropriate vehicle models which can meet the existing County operations. Using the proprietary EV Model Library in *PowerGuide Analytics*, ICF first filters by vehicle options which meet the existing vehicle specifications collected from the County. This is typically a trivial process for light-duty vehicles but incorporates many criteria for medium and heavy-duty vehicles such as:

- Vehicle body type
- Daily mileage
- Maximum operating range
- Auxiliary power loads
- Towing/hauling capacity
- Use case

ICF will evaluate manufacturer warranties and support for long-term service when recommending vehicle options. Additionally, ICF will suggest plans for on-site vehicle repair, maintenance, and replacement, detailing required resources (e.g., tools and equipment) and staffing (e.g., training and certificates) for the Operations Center Fleet Maintenance Facility. We will identify and recommend the necessary modifications of current procedures to meet the needs of EVs. This evaluation will cover a range of considerations, including updates to equipment, adjustments to the layout, enhancements to safety measures, and other relevant factors, ensuring that the facilities are fully prepared to accommodate the unique requirements of EVs. Based on barriers and priorities identified through conversation with County staff, ICF will offer further recommendations to the County, including best practices for risk mitigation during EV adoption.



Total Cost of Ownership (TCO) Analysis: ICF's *PowerGuide Analytics* also provides us with the capability to estimate the total cost of owning and operating each replacement vehicle, including upfront and lifecycle costs as well as the capital and installation cost of EV charging infrastructure. The cost data embedded in the *PowerGuide* is informed by available cost data from manufacturers (both vehicles and charging manufacturers), dealerships, and the data collected from the municipality fleets across the country. This TCO analysis, as shown in **Exhibit 4**, will compare the differences in TCO over the service life of each vehicle between EV replacements and a scenario where the County only replace their vehicles with ICE vehicles. The ICF team will estimate TCO on a vehicle-by-vehicle basis and will consolidate these vehicle-level estimates into fleet-level transition cost estimates. On top of this, we add in estimates of additional costs like downtime, labor costs to shuttle equipment for repair and a comparison of residual value to provide critical data that the County needs to plan its budget into the future. The team will provide high-level estimates and recommendations on the end-of-life salvage and disposal of EVs and their batteries, compared to ICE vehicles.

PowerGuide does not restrict evaluating TCO under the traditional ownership model, but it can also assess TCO under various alternative ownership arrangements, including financing and leasing. This model flexibility allows us to determine cost implications under different scenarios, providing a broader perspective on the economic feasibility of the transition. The project team will leverage this data, examining challenges and opportunities associated with each ownership model. By considering each department's unique operational needs, budget constraints, and strategic objectives, we will provide informed recommendations on the types of ownership models the County could use for a seamless, cost-effective transition to EVs.

Environmental Impacts: In addition to the TCO, the ICF team will conduct a lifecycle assessment accounting for emissions from electricity as well as liquid fuel production and distribution. ICF's *PowerGuide* can evaluate the GHG emissions reduction potential from the County's electric fleet. Our approach is based on lifecycle GHG emission factors from Argonne National Laboratory's Alternative Fuel Life-Cycle Environmental and Economic Transportation (AFLEET) tool and data from EPA's Emissions and Generation Resource Integrated Database (eGRID) to account for electricity carbon intensity variation at the regional level. An example of GHG analysis for a fleet ICF has worked with in the past is shown in **Exhibit 5** below.

Exhibit 4. Example of TCO Analysis

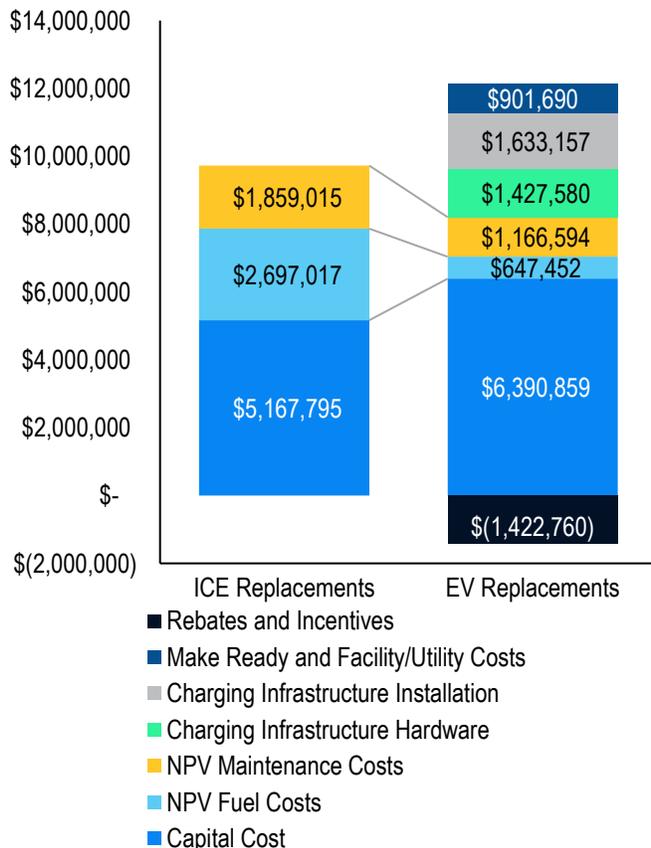




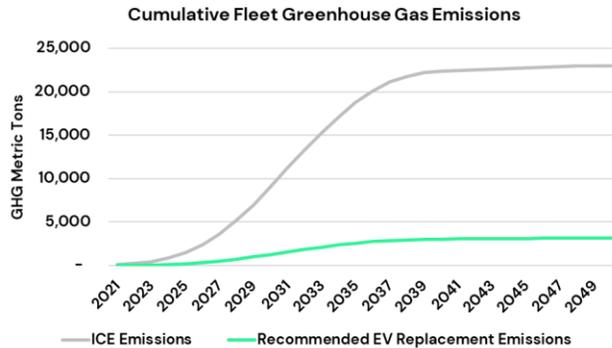
Exhibit 5. Sample Fleet GHG Emissions Reduction Impact Analysis

Based on our analysis, converting your vehicles to EVs is estimated to produce the following impacts:



19,830

metric tons (MT) of CO2 eliminated over **29** years



Over 30 years, those estimated CO2 reductions equate to:



eliminating **2,280** homes' energy use for one year, or:



switching **753,522** incandescent lamps to LEDs, or:



recycling **6,742** tons of waste instead of landfilling it, or:



planting **327,187** trees.

Task 1 Deliverables

- A worksheet detailing the inventory of the existing Orange County fleet. (Task 1.1)
- A memo summarizing the results of suitability assessment, EV alternatives recommendations, TCO analysis for EV replacement, and GHG impact analysis.(Task 1.2)
- An interactive worksheet including the detailed vehicle replacement recommendations, TCO and timelines (Task 1.2)



Task 2. EV Charging Infrastructure Planning & Electricity Grid Impacts

Charging Infrastructure Assessment: Using our fleet modeling results and recommendations developed with

PowerGuide Analytics, we will identify sites that will require new or upgraded charging infrastructure,

including the number, types, and power level of EVSE. This assessment will be conducted using our **PowerGuide CHARGE** tool, which is specifically designed to evaluate the charging energy and power requirements at each site where EV replacements are recommended and where EV operation is concentrated. The algorithms embedded in the tool analyze expected vehicle operations at each site and compare them with critical information on the EVs to accurately estimate daily charging needs. Key factors considered include the vehicles' energy efficiency, daily mileage or operation hours, battery capacity, maximum power acceptance rates, and available charging time.

PowerGuide Charge

Powered by 

Based on the anticipated operating conditions and constraints at each site, the **PowerGuide CHARGE** tool will provide tailored recommendations for specific charger types and power levels, ensuring that these are optimized on a vehicle-by-vehicle basis. Several outputs from our fleet assessment are key inputs for developing charging infrastructure, including the following:

- Which existing vehicles are recommended for replacement with EVs and what types they are
- How much energy and power each EV will need to charge, as a function of:
 - ✓ Average daily energy consumption (in kWh) – based of daily VMT
 - ✓ Vehicle battery energy capacity (in kWh)
 - ✓ The duration of time each vehicle has to charge between shifts and operations
 - ✓ The maximum power acceptance rate for each vehicle (in kW)
- Where EV replacements will dwell
- Seasonal variation in daily VMT – we want to plan for the worst case while balancing the cost of over installing based on a rare occurrence
- Whether or not smart/networked charging is desired
- Whether or not the fleet will use a charging management system

To determine the location of chargers, the **PowerGuide CHARGE** tool uses information on vehicle dwell time, driving routes, parking locations, and the operational characteristics. Fleet vehicles do not necessarily need to be charged at the locations where they are being parked. Similarly, depending on co-locations, charging infrastructure may be considered at sites that multiple department fleets could share. Using this information, the ICF team will develop a baseline charging infrastructure implementation scenario with rollout schedule that projects the following information:

- The projected number of chargers needed at each site to support the EV replacements over the next 15 years
- The recommended locations of EV charging infrastructure
- The recommended type (e.g., Level 1, Level 2, DCFC) and power level (in kW) of chargers for each vehicle type
- The overall power need associated with charging infrastructure at each site

Charging Infrastructure Optimization: One of the key features that sets ICF’s **PowerGuide Charge** tool apart from other charging infrastructure models in the market is its embedded optimization algorithms. These algorithms enable the County to optimize the number of chargers by increasing the vehicle-to-plug (V2P) ratio while maintaining the resilience of both charging and fleet operations. Following the development of the baseline charging infrastructure needs scenario (assuming 1:1 V2P), **PowerGuide Charge** uses its optimization algorithm to develop an optimized charging infrastructure needs scenario. This involves determining the most appropriate V2P ratio for each facility and groups of vehicles and assessing the feasibility of smart/scheduled charging. This approach implies using fewer charging stations to service a greater number of EVs, leading to significant cost savings. It reduces the upfront investment in charging infrastructure and minimizes ongoing operational and maintenance expenses. Moreover, this efficient use of resources is particularly beneficial in conserving space, a crucial aspect in urban or densely populated areas. The ICF team will carefully review the recommendations provided by its **PowerGuide Charge** tool to identify the highest feasible V2P ratios that can be achieved while ensuring reliability and successful daily operations of the fleet. ICF will also investigate the effects of peak and off-peak pricing on the proposed charging plan – when in some cases it may make sense to make operational changes to allow for cheaper charging. In other cases, we may recommend scheduled charging at night which fits with existing operations but starts after midnight when peak rates have reduced.

In determining the charging infrastructure needed for each location, the ICF team will also plan for future growth and expansion by considering the scalability of the chosen charging station configurations. Our team will anticipate the potential increase in the County’s EV fleet and ensure the selected charging stations can accommodate the additional demand. This may involve allocating additional space and electrical capacity for future installations. By proactively considering scalability, the ICF team will ensure the charging infrastructure can easily adapt and scale up to meet the growing needs of the County’s EV fleet.

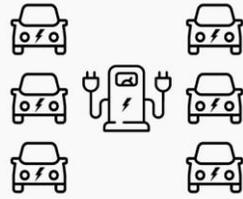
Charging Infrastructure Rollout Schedule & Cost: To advise County departments on expectations for charging infrastructure development, the ICF team will develop a rollout timeline and cost estimates for the proposed charging infrastructure for each of the County’s 28 sites. Depending on circumstances, the lead time for charging infrastructure development can be significantly longer than the lead time for vehicle procurement. Due to this, a well-laid-out electrification timeline that includes both vehicle procurement and infrastructure development is critical to minimizing time for implementation. In developing these schedules, the ICF team will ensure there will be sufficient electrical capacity available to support expected EV deployment, and the County can spread the cost over time to facilitate funding the infrastructure build out. In developing the schedule, the ICF team will consider the upfront utility upgrade and site preparation investments needed during the initial phase, known as futureproofing, to ensure sufficient electrical capacity will be available within each facility to expand charging equipment in future years without the need for additional construction. For example, if a facility needs a total of 10 chargers by 2030, it is more cost-effective to build such capacity during the initial phase, while the charging equipment can be installed over multiple phases.

1:1 Vehicle to Plug (V2P) Scenario



In this scenario, each vehicle is paired with a dedicated charging plug, ensuring that every vehicle has its designated charging port.

Optimized V2P Ratio Scenario



- Optimized V2P ratio
- Multiple vehicles share a port

This scenario aims to optimize the number of vehicles capable of sharing a charging port. This is accomplished by adjusting the vehicle-to-plug ratio to ensure efficient use of infrastructure while still meeting each vehicle’s duty cycle.



In this task, ICF will also evaluate a variety of options for EV charging infrastructure implementation and conduct a comprehensive cost estimate of EV charging equipment and installation. Cost components to be factored into the analysis can be split into capital, and operating costs. Key capital costs include the following:

- Charging infrastructure hardware (materials cost) and installation
- Distribution grid equipment and infrastructure upgrades
- Software
- Make-ready costs

Operating costs are also critical to determining the business case of deploying EV charging infrastructure and include the following:

- Cost of electricity based on rate tariffs used
- Charger networking costs
- Demand charges
- Charger data contract costs

All capital and operating costs are crucial factors in determining the business case of charging infrastructure. ICF will estimate capital costs across each infrastructure development scenario, as well as the ranges of possible operating costs associated with each scenario. ICF will also develop cost estimates by location for each phase of infrastructure implementation across the entire charging infrastructure development timeline. This timeline shall align with and stays ahead of the purchase of replacement ZEV that will park at each location.

A key factor that can influence the incentives and grants available to the County is whether the installed chargers are accessible to the public. ICF will outline the pros and cons of making certain chargers publicly accessible in exchange for substantial incentive funding, which can often cover the full installation cost. Additionally, we will identify incentives available to the County even without public access to chargers, though these opportunities are less common and more competitive. Importantly, we will also provide a cost assessment for the maintenance of EV chargers over the fleet's lifetime.

Having worked with over 100 municipalities across the country on their electrification plans, ICF brings a wealth of experience in implementing best practices for sharing the costs of EV infrastructure across departments. We will leverage successful strategies from various municipalities to ensure equitable cost distribution while streamlining the procurement and installation process.

Utility-side Electrical Infrastructure Assessment: Once the team has determined the number, types, output power levels, and locations of chargers to be deployed, we will review the capacity of the County's facilities to support the projected additional electrical load from charging EVs and identify potential site-level and distribution grid impacts of that additional load. To identify potential utility distribution electrical infrastructure impacts, our team will first coordinate with Duke Energy & Piedmont Electric Coop to review data that they already have on the capacity of existing distribution grid infrastructure. Our existing relationship with Duke Energy and experience working with coops like Piedmont Electric will help streamline the data collection process to answer the following questions:

- How large is the electrical service from the utility for each relevant facility?
- How much electrical current is each facility consuming at existing peak power demand levels?
- How much electrical capacity is remaining on the utility-side of the meter at existing peak power demand?
- How much electrical capacity remains on the County's facility side of the meter?

Responses to these questions will help us gather the needed data to conduct the electrical capacity analysis at each facility and to determine any potential impacts to the electric grid. With an understanding of



peak power demand and the voltage of service drops at each facility, our team will estimate the maximum current used at each facility at peak power demand. This will then be subtracted from the size of existing electrical service to provide an estimate of how much electrical capacity is remaining on the utility side of the meter. Our team will then compare that to the projected additional load from EV charging at each facility to determine whether each facility has sufficient utility-side capacity to accommodate chargers or if upgrades may be necessary. For priority facilities, ICF will gather data to understand the size and location of transformers, amount of existing capacity on them, as well as any practical challenges related to charger installation like long trenching distances or insufficient parking near existing transformers. This effort with the utility will be used to update the charger installation timeline to include necessary upgrades on the part of the utility and incorporate that effort into the lead time for each site. It will also be used to update the cost estimates for each site with utility-specific information on the costs of the typical upgrades which we already have in our pricing model. These price estimates are based on industry experience and work with various utilities across the country but can be further refined to take advantage of cost data provided by Duke Energy Progress & Piedmont Electric Coop in order to ensure they align with what will be required of the County.

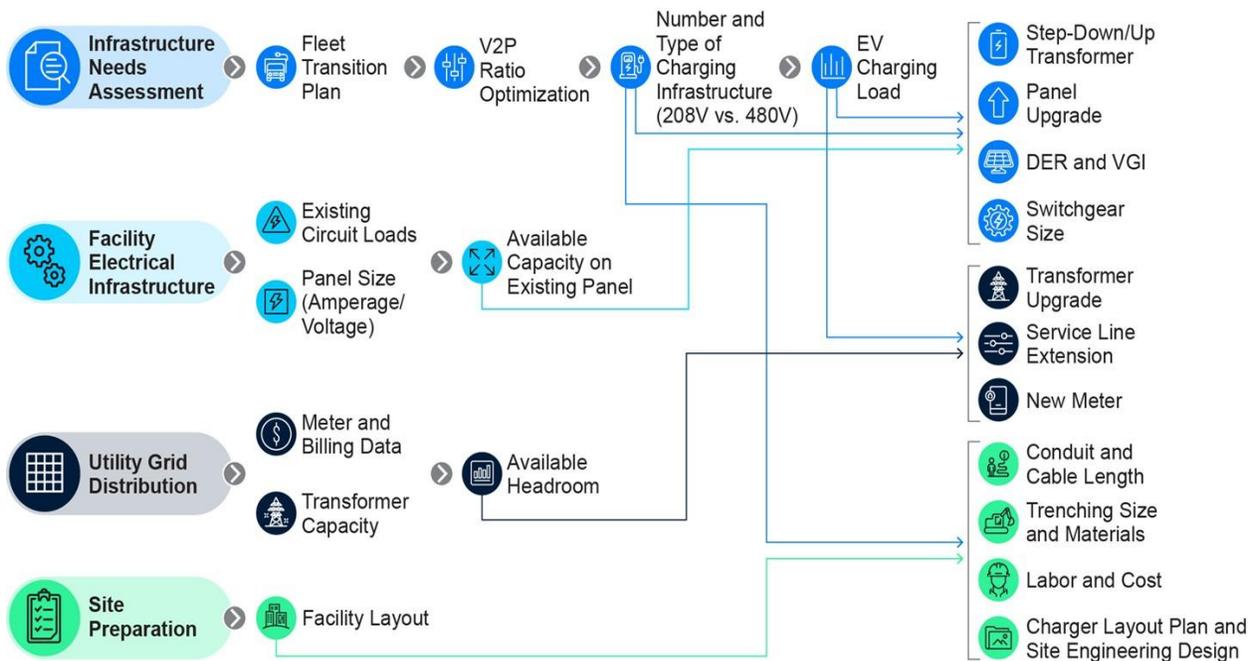
Facility-side Electrical Infrastructure Assessment: After completing the distribution grid capacity analysis, the ICF team will assess the existing electrical infrastructure at each of County facilities for its ability to support the proposed EV charging infrastructure. This evaluation will determine if the current infrastructure is adequate or if upgrades, such as panel upgrades or the installation of step-up/down transformers, are necessary. Should an upgrade be deemed necessary, the ICF team will document this requirement and proceed to evaluate the associated costs, ensuring a comprehensive understanding of the investment required. Additionally, the ICF team will explore the costs related to preparing each facility for the deployment of charging infrastructure, covering a broad spectrum of components crucial for the site's overall readiness, including:

- **Point-of-Service:** Identifying which point-of-service chargers will connect to in order to identify the deficiencies in existing infrastructure for both County and utility infrastructure.
- **Panel and Service Boards:** Estimating costs for upgrading or installing new electrical panels and service boards to accommodate additional loads.
- **Step-up/Step-down Transformers:** Evaluating the costs for installing transformers that are essential for converting electrical power from one voltage to another (to serve both Level 2 and DCFC chargers)—these transformers are crucial in scenarios where a switch between 208 volts (V) to 480 V or vice versa is needed to match the power requirements of the EV charging stations with the facility's existing electrical infrastructure.
- **Meters:** Assessing the need and costs for new or upgraded metering systems to monitor electricity usage.
- **Conduit and Cable:** Calculating the expenses for necessary conduit and cable installations to connect the charging stations.
- **Trenching:** Determining the costs for trenching work required to lay down electrical lines underground.
- **Bollards:** Evaluating the expenses for installing bollards to protect charging stations from accidental vehicular damage.
- **EV Signage and Striping:** Assessing the costs for necessary signage and striping in parking areas to designate EV charging spots.

- **Charge Management:** Recommending solutions for charge management software and hardware to maximize the amount of charging done on off-peak rates and reduce peak rate charging costs.
- **Permits:** Estimating a high-level cost for obtaining any required permits for the installation and operation of charging stations.
- **Labor and Installation:** Estimating the labor costs and expenses related to the installation of the entire charging infrastructure.
- **Load Profile:** Providing an estimated load profile for the chargers being proposed for each Point-of-Service based on the projected use in alignment with our proposed vehicle procurement schedule.
- **Vehicle to Grid:** Evaluate options for taking advantage of the large network of electric vehicles as a backup power solution during outages or periods of high-power consumption.

Upon completing the evaluations, the ICF team will compile and consolidate all the associated costs for each facility that has been assessed. A simplified illustration of our methodology to electrical infrastructure assessment is shown in **Exhibit 6**.

Exhibit 6. ICF's Process for Site-Level and Utility-Level Infrastructure Needs Assessment



Moreover, our team can also assess and recommend solutions for integrating solar power and battery energy storage based on the peak EV charging load at each facility. Solar power system costs are generally calculated on a per-watt basis, while battery storage costs are estimated based on the required kilowatt-hour capacity. This includes a comparison between grid-connected and micro-grid solutions with microgrids offering much greater security during outages in exchange for a higher cost.

Task 2 Deliverables

- A memo containing charging infrastructure cost assessment, including the required utility upgrades required to support the fleet, along with an estimate of the eventual transformer capacity needed at each site. (Task 2)



Task 3. Fleet Vehicle Purchasing Policy Recommendation

To ensure that the County fleet remains reliable, efficient, and fit for purpose, it is important to formulate a sustainable fleet purchasing policy that aligns with the operational demands of the County's fleet maintenance and operations while achieving the County's Clean Energy and GHG emission reduction goals. ICF will assist the County in developing policies that not only address the immediate operational needs but also anticipate future requirements, ensuring the fleet remains resilient and adaptable.

The ICF team will review the existing Orange County fleet purchasing policy, as well as strategies deployed across other municipalities and public fleets to understand current practices and identify areas of improvement. By analyzing policies enacted by other municipalities, we aim to gather valuable insights, best practices, and lessons learned, ensuring that the County can benefit from proven strategies and avoid common pitfalls. Our team will then engage in benchmarking activities, comparing the County's current practices against industry standards and leading practices in fleet management. This will include an examination of how other municipalities have successfully transitioned to EVs, with a focus on their vehicle replacement policies and rightsizing strategies, vehicle and EV charging maintenance protocols (e.g., in-house vs. third party maintenance), operational adjustments, and EV charging policies. Through this analysis, ICF will identify key success factors and potential challenges, providing the County with a clear roadmap for effective policy development. In parallel, ICF will present findings from existing policy reviews to key County staff and stakeholders to identify issues and shortcomings with existing policy issues and any relevant federal or state mandates that may affect County policies.

Drawing from the insights obtained through policy review and stakeholder consultations, ICF will collaborate with the County to draft a comprehensive vehicle purchasing policy. This policy will also include provisions for the establishment of a Sustainable Fleet Committee. The Committee's responsibilities may include:

- Developing vehicle utilization standards to optimize and reduce the total size of the fleet.
- Downsizing SUVs and larger vehicles as feasible
- Implementing managed idle technologies to decrease fuel consumption in legacy vehicles.
- Integrating the development of vehicle specifications into the planning process well in advance of the purchase timeline.
- Aligning fiscal year funding with the planned vehicle procurement timeline to avoid missing opportunities due to lead times.
- Raising awareness within County departments to prioritize the procurement of electric vehicles.
- Leveraging collaborative purchasing agreements with other municipalities to access a wider range of vehicles at better prices.

Building upon ICF's extensive experience and track record of success in working with diverse municipalities across the country, we are uniquely positioned to bring forward a wealth of best practices and valuable insights to inform the development of optimal policies for Orange County. Our engagement with various municipalities, particularly those of similar size and operational characteristics, has afforded us a deep understanding of the challenges and opportunities inherent in transitioning to EV fleet practices. We will draw upon this rich repository of knowledge to present the County with a curated set of proven strategies and policy recommendations. These will be tailored to the County's specific context, ensuring that they are both relevant and actionable.



Task 3 Deliverables

- A memo outlining the vehicle purchasing policy recommended for the County to facilitate EV transition (Task 3)

Task 4. Final Fleet EV Transition Report and Presentations



Following the completion of all tasks, ICF will compile the findings and develop a draft Fleet Electric Vehicle Transition Strategy report for the County. This draft report will encompass all analyses from the previous tasks, including an executive summary, EV replacement schedule, recommendations for charging infrastructure development, total cost of ownership, and emission benefits analysis. Additionally, the plan will cover budgeting needs, vehicle replacement/procurement policies, and all other strategies and recommendations for infrastructure development, operation, and maintenance developed throughout the previous tasks. The plan will identify challenges encountered during its development and lessons learned, offering practical recommendations for the County to consider.

At the commencement of the report drafting process, the ICF team will collaborate with County staff to establish a list of stakeholders for the three rounds of review. ICF will submit the draft report to the County's representatives and identified stakeholders on this contract and will allow for three rounds of revisions on the report. ICF will create a final version of the report addressing all of County's comments and will provide it to the County within 30 days of receiving final set comments on the draft version. Both the draft and the final Plan will be sent electronically in Microsoft Word (*.doc or *.docx) format.

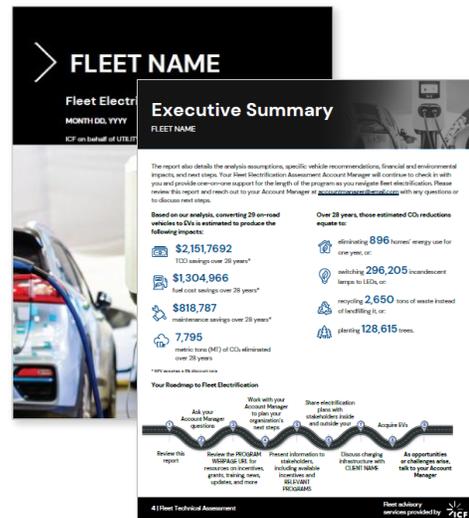
In addition to the final report, ICF will prepare a Microsoft PowerPoint (*.pptx) deck with 20 to 30 minutes of content to describe the project overview, the process, results from the analytical work completed, as well as recommendations. ICF will ensure that the content embedded in the deck is easy to understand and have all the sufficient information and details needed for the stakeholders to understand and comment. ICF will be also available for up to two presentations to County stakeholders, which may include County Council, County departmental key staff, or other groups.

Task 4 Deliverables

- Draft report, compiling results from all tasks.
- Final report, incorporating feedback from three review rounds.
- Presentation for communicating key outcomes of the project.
- Up to two virtual presentations to County-convened stakeholders.

Schedule

ICF will begin work once ICF and the County execute the contract, and the County issues a Notice to Proceed, assumed to take place by January 2026. ICF proposes a six (6)- month period of performance to finish the required technical scope including Tasks 1-4 as stated in this proposal, from January 2026 to June 2026. **Exhibit 7** shows the proposed project schedule along with the timing of major deliverables for each task – based on the number of months from the notice to proceed.





At the onset of the project, ICF will create a detailed project schedule including all tasks, subtasks, meetings, public outreach activities, client review points, major milestones, and deliverables. Our team will review the project schedule with the County to ensure on-time delivery of high-quality deliverables as outlined in ICF’s proposed approach, ICF will work with the County to make the necessary schedule updates.

Exhibit 7. ICF's Proposed Task-specific Schedule.

Task Name	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
Task 1. Fleet Evaluation and Transition Strategy		X	X			
Task 2. EV Charging Infrastructure Planning & Electricity Grid Impacts					X	
Task 3. Fleet Vehicle Purchasing Policy Recommendations					X	
Task 4. Final Fleet EV Transition Report and Presentation						X

Milestones deliverable for each task are denoted with an “x”.

In accordance with this schedule, ICF shall submit each the initial version of each of the deliverables listed above on the following dates:

- Task 1.1 Fleet Inventory – Feb 20th, 2026
- Task 1.2 Fleet Transition Memo – Mar 20th, 2026
- Task 1.2 Fleet Transition Worksheet – Mar 20th, 2026
- Task 2 Charging Infrastructure Assessment Memo – May 22nd, 2026
- Task 3 Fleet Vehicle Purchasing Policy Recommendations – May 22nd, 2026
- Task 4 Final Fleet EV Transition Report – June 19th, 2026

Any delay in providing data to ICF or in the review process from the County shall lead to cascading delays on all deliverables that succeed said delay.



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About ICF

ICF (NASDAQ:ICFI) is a global consulting services company with approximately 9,000 full-time and part-time employees, but we are not your typical consultants. At ICF, business analysts and policy specialists work together with digital strategists, data scientists and creatives. We combine unmatched industry expertise with cutting-edge engagement capabilities to help organizations solve their most complex challenges. Since 1969, public and private sector clients have worked with ICF to navigate change and shape the future.

[Departmental Use Only]

TITLE EV Fleet and Infrastructure Study

FY 2026

NORTH CAROLINA**SERVICES AGREEMENT RFP/RFQ****ORANGE COUNTY**

This Services Agreement (hereinafter “Agreement”), made and entered into this 21st day of January, 2026, (“Effective Date”) by and between Orange County, North Carolina a political subdivision of the State of North Carolina (hereinafter, the "County") and ICF Incorporated, L.L.C., (hereinafter, the "Provider").

WITNESSETH:

That the County and Provider, for the consideration herein named, do hereby agree as follows:

1. Servicesa. Scope of Work.

- i) This Services Agreement (“Agreement”) is for services to be rendered by Provider to County with respect to (*insert type of project*): Consulting Services for the completion of an EV Fleet and Infrastructure Study
- ii) By executing this Agreement, the Provider represents and agrees that Provider is qualified to perform and fully capable of performing and providing the services required or necessary under this Agreement in a fully competent, professional and timely manner.
- iii) The services to be performed under this Agreement consist of Basic Services, as described and designated in Section 3 hereof. Compensation to the Provider for Basic Services under this Agreement shall be as set forth herein.

2. Responsibilities of the Provider

- a. Services to be provided. The Provider shall provide the County with all services required in Section 3 to satisfactorily complete the Project within the time limitations set forth herein and in accordance with the highest professional standards.
- b. Standard of Care.
 - i) The Provider shall exercise reasonable care and diligence in performing services under this Agreement in accordance with the highest generally accepted standards of this type of Provider practice throughout the United States and in accordance with applicable federal, state and local laws and regulations applicable to the performance of these services. Provider is solely responsible for the professional quality, accuracy and timely completion and submission of all work related to the Basic Services.

- ii) Provider shall be responsible for all errors or omissions of its agents, contractors, employees, or assigns in the performance of the Agreement. Provider shall correct any and all errors, omissions, discrepancies, ambiguities, mistakes or conflicts at no additional cost to the County.
- iii) The Provider shall not, except as otherwise provided for in this Agreement, subcontract the performance of any work under this Agreement without prior written permission of the County. No permission for subcontracting shall create, between the County and the subcontractor, any contract or any other relationship.
- iv) Provider is an independent contractor of County. Any and all employees of the Provider engaged by the Provider in the performance of any work or services required of the Provider under this Agreement, shall be considered employees or agents of the Provider only and not of the County, and any and all claims that may or might arise under any workers compensation or other law or contract on behalf of said employees while so engaged shall be the sole obligation and responsibility of the Provider.
- v) If activities related to the performance of this Agreement require specific licenses, certifications, or related credentials Provider represents that it or its employees, agents and subcontractors engaged in such activities possess such licenses, certifications, or credentials and that such licenses certifications, or credentials are current, active, and not in a state of suspension or revocation.
- vi) Should this Agreement involve project designs, the construction or creation of which is to be bid out or fulfilled by other contractors, and bidding or negotiation with contractors produce prices which, when added to the other elements of the approved total project cost, produce a cost that is in excess of the approved total project cost, the Provider shall participate with the County in negotiation and design adjustments to the extent such are necessary to obtain prices within the approved total project cost. All activity of the Provider with respect to these matters shall constitute Basic Services and shall be performed by the Provider without additional compensation. If negotiation and design adjustments fail to bring costs within the total project cost the County may reject all bids and Provider will redesign or reduce portions of the project in an effort to reduce the bid prices to within the total project cost and rebid the project. One such redesign is included within Basic Services. If this second letting for bids does not produce bids that are within the approved total project cost initially or after negotiations with the contractor the cost is not reduced to an amount within the total project cost, the Provider is not obligated to engage in further redesign.

3. Basic Services

a. Basic Services.

- i) The Provider shall perform as Basic Services the work and services described herein and as specified in the County's Request for Proposals or Request for Qualifications (the "RFP") "RFP Number 367 for "OC5463" issued October 6th,

2025, and the Provider's proposal, which are fully incorporated and integrated herein by reference together with Attachments (designate all attachments). In the event a term or condition in any referenced document or attachment conflicts with a term or condition of this Agreement the term or condition in this Agreement shall control. Should such conflict arise the priority of documents shall be as follows: This Agreement, the County's RFP together with attachments, Provider's Proposal together with attachments.

- ii) The Basic Services will be performed by the Provider in accordance with the following schedule: (Insert milestones task list, dates and fees. If milestones are not established mark N/A under Milestone Task 1.)

<u>Milestone Task</u>	<u>Milestone Date</u>	<u>Milestone Fee</u>
1. Fleet Inventory and Transition Strategy	2/28/26	\$23,486
2. Charging Infrastructure/Electricity Impacts	3/31/26	\$46,185
3. Fleet Purchasing Policy Recommendation	4/30/26	\$12,257
4. Final Report and Presentation	5/31/26	\$18,069

- i. Should County reasonably determine that Provider has not met the Milestone Dates established in Section 3(a)(ii), County shall notify Provider of the failure to meet the Milestone Date. The County, at its discretion may provide the Provider seven (7) days to cure the breach. County may withhold the accompanying payment without penalty until such time as Provider cures the breach. In the alternative, upon Provider's failure to meet any Milestone Date the County may modify the Milestone Date schedule. Should Provider or its representatives fail to cure the breach within seven (7) days, or fail to reasonably agree to such modified schedule, County may immediately terminate this Agreement in writing, without penalty or incurring further obligation to Provider. This section shall not be interpreted to limit the definition of breach to the failure to meet Milestone Dates.

3 . Duration of Services

- b. Term. The term of this Agreement shall be from January 21st, 2026 to July 30th, 2026.
- c. Scheduling of Services
- i. The Provider shall schedule and perform its activities in a timely manner so as to meet the Milestone Dates listed in Section 3.
- ii. Should the County determine that the Provider is behind schedule, it may require the Provider to expedite and accelerate its efforts, including providing additional resources and working overtime, as necessary, to perform its services in accordance with the approved project schedule at no additional cost to the County.
- iii. The Commencement Date for the Provider's Basic Services shall be January 21st, 2026.

4 . Compensation

- d. **Compensation for Basic Services.** Compensation for Basic Services shall include all compensation due the Provider from the County for all services satisfactorily (as determined by the County) performed pursuant to this Agreement. The maximum amount payable for Basic Services is Ninety Nine Thousand and Nine Hundred Ninety Eight Dollars (\$ 99,998). In the event the amount stated on an invoice is disputed by the County, the County may withhold payment of all or a portion of the amount stated on an invoice until the parties resolve the dispute. Payment for Basic Services shall become due and payable in direct proportion to satisfactory services performed and work accomplished. Payments will be made as Project milestones as set out in Section 3(a)(ii) are achieved up to the corresponding milestone fee. *(For example, Provider may invoice for the amount listed as the milestone fee corresponding to the first milestone task upon County's acknowledgement of the satisfactory completion of Task one. Upon the County's acknowledgement that the second Task has been satisfactorily completed Provider may invoice for that corresponding milestone fee.)* Milestone fees shall be the maximum amount payable for its corresponding milestone task which shall not be altered except by written amendment. The County shall make payment to the Provider within thirty (30) calendar days of receipt of a properly submitted invoice for work that has been satisfactorily performed in accordance with this Contract.
- e. **Additional Services.** County shall not be responsible for costs related to any services in addition to the Basic Services performed by Provider unless County requests such additional services in writing and such additional services are evidenced by a written amendment to this Agreement.

5 . Responsibilities of the County

- f. **Cooperation and Coordination.** The County has designated (Alan Dorman) to act as the County's representative with respect to the Project who shall have the authority to render decisions within guidelines established by the County Manager or the County Board of Commissioners and who shall be available during working hours as often as may be reasonably required to render decisions and to furnish information.

6 . Insurance

- g. **General Requirements.** Provider shall obtain, at its sole expense, Commercial General Liability Insurance, Automobile Insurance, Workers' Compensation Insurance, and any additional insurance as may be required by County's Risk Manager as such insurance requirements are described in the Orange County Risk Transfer Policy and Orange County Minimum Insurance Coverage Requirements (each document is incorporated herein by reference and may be viewed at http://www.orangecountync.gov/departments/purchasing_division/contracts.php.) If County's Risk Manager determines additional insurance coverage is required such additional insurance shall consist of N/A (if no additional insurance required mark N/A as being not applicable). Provider shall not commence work until such insurance is in effect and certification thereof has been received by the County's Risk Manager.

7. Indemnity

- h. Indemnity. To the extent authorized by North Carolina law the Provider agrees, without limitation, to defend, indemnify and hold harmless the County from all loss, liability, claims or expense, including attorney's fees, arising out of or related to the Project and arising from property damage or bodily injury including death to any person or persons caused in whole or in part by the negligence or misconduct of the Provider except to the extent same are caused by the negligence or willful misconduct of the County. It is the intent of this provision to require the Provider to indemnify the County to the fullest extent permitted under North Carolina law. NEITHER PARTY, NOR ANY OF ITS OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, OR OTHER REPRESENTATIVES, SHALL IN ANY EVENT BE LIABLE FOR CONSEQUENTIAL DAMAGES SUFFERED BY THE OTHER PARTY OR OTHERS AS A RESULT OF PERFORMANCE OR NON-PERFORMANCE UNDER THIS AGREEMENT (INCLUDING WORK ORDERS), WHETHER OR NOT THE POSSIBILITY OF SUCH DAMAGES WAS DISCLOSED OR COULD HAVE BEEN REASONABLY FORESEEN.

8 .

9. Amendments to the Agreement

- i. Changes in Basic Services. Changes in the Basic Services and entitlement to additional compensation or a change in duration of this Agreement shall be made by a written Amendment to this Agreement executed by the County and the Provider. The Provider shall proceed to perform the Services required by the Amendment only after receiving a fully executed Amendment from the County.

10. Termination

- j. Termination for Convenience of the County. This Agreement may be terminated without cause by the County and for its convenience upon seven (7) days prior written notice to the Provider.
- k. Other Termination. The Provider may terminate this Agreement based upon the County's material breach of this Agreement; provided, the County has not taken all reasonable actions to remedy the breach. The Provider shall give the County seven (7) days' prior written notice of its intent to terminate this Agreement for cause. Either party may terminate this Agreement upon notice to the other party that obligations pursuant to this Agreement are made impractical due to declarations of emergency by Orange County or by North Carolina due to events directly impacting Orange County. Both parties shall remain responsible for all payment and performance due up to the receipt of such notice, but shall have no further obligation or responsibility beyond that date provided the terminating party has taken all reasonable steps to complete the performance of its obligations.
- l. Compensation After Termination.

- i. In the event of termination, the Provider shall be paid that portion of the fees and expenses that it has earned to the date of termination, less any costs or expenses incurred or anticipated to be incurred by the County due to errors or omissions of the Provider. Upon request of the County, the Provider shall submit to County all relevant documentation, including but not limited to, job cost records, to support its claims for final compensation.
- ii. Should this Agreement be terminated, the Provider shall deliver to the County within seven (7) days, at no additional cost, all deliverables including any electronic data or files relating to the Project.
- m. Waiver. The payment of any sums by the County under this Agreement or the failure of the County to require compliance by the Provider with any provisions of this Agreement or the waiver by the County of any breach of this Agreement shall not constitute a waiver of any claim for damages by the County for any breach of this Agreement or a waiver of any other required compliance with this Agreement.
- n. Suspension. County may suspend the Basic Services and this Agreement at any time for County's convenience and without penalty to County upon three (3) days' notice to Provider. Upon any suspension by County, Provider shall discontinue the Basic Services and shall not resume the Basic Services until notified to proceed by County.

11. **Additional Provisions**

- o. Limitation and Assignment. The County and the Provider each bind themselves, their successors, assigns and legal representatives to the terms of this Agreement. Neither the County nor the Provider shall assign or transfer its interest in this Agreement without the written consent of the other. There are no third-party beneficiaries of this Agreement and nothing in this Agreement, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and permitted assigns), any rights, remedies, or obligations.
- p. Governing Law. This Agreement and the duties, responsibilities, obligations and rights of respective parties hereunder shall be governed by the laws of the State of North Carolina.
- q. Compliance with Laws. Provider shall at all times remain in compliance with all applicable local, state, and federal laws, rules, and regulations including but not limited to all state and federal anti-discrimination laws, policies, rules, and regulations and the Orange County Non-Discrimination Policy and Orange County Living Wage Policy (each Orange County policy is incorporated herein by reference and may be viewed at http://www.orangecountync.gov/departments/purchasing_division/contracts.php.) Any violation of this requirement is a breach of this Agreement and County may immediately terminate this Agreement without further obligation on the part of the County. This paragraph is not intended to limit and does not limit the definition of breach to discrimination. By executing this Agreement Provider affirms that

Provider and any subcontractors of Provider are and shall remain in compliance with Article 2 of Chapter 64 of the North Carolina General Statutes. By executing this Agreement Provider certifies that Provider has not been identified, and has not utilized the services of any agent or subcontractor identified, on the list created by the State Treasurer pursuant to G.S. 147-86.58. By executing this Agreement Provider certifies that Provider has not been identified, and has not utilized the services of any agent or subcontractor identified, on the list created by the State Treasurer pursuant to G.S. 147-86.81.

- r. Dispute Resolution. Any and all suits or actions to enforce, interpret or seek damages with respect to any provision of, or the performance or non-performance of, this Agreement shall be brought in the General Court of Justice of North Carolina sitting in Orange County, North Carolina. It is agreed by the parties that no other court shall have jurisdiction or venue with respect to such suits or actions. Binding arbitration may not be initiated by either Party, however, the Parties may agree to nonbinding mediation of any dispute prior to the bringing of a suit or action.
- s. Entire Agreement. This Agreement, together with the RFP and its attachments and the Proposal and its attachments, represents the entire and integrated agreement between the County and the Provider and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties. Modifications may be evidenced by facsimile signatures.
- t. Severability. If any provision of this Agreement is held as a matter of law to be unenforceable, the remainder of this Agreement shall be valid and binding upon the Parties. Each party shall retain ownership of its respective pre-existing Intellectual Property.
- u. Ownership of Work Product. Should Provider's performance of this Agreement generate documents, items or things that are specific to this Project such documents, items or things shall become the property of the County and may be used on any other project without additional compensation to the Provider. The use of the documents, items or things by the County or by any person or entity for any purpose other than the Project as set forth in this Agreement shall be at the full risk of the County.
- v. Non-Appropriation and Government Action. Provider acknowledges that County is a governmental entity, and the validity of this Agreement is based upon the availability of public funding under the authority of its statutory mandate. The County shall make payment to the Provider within thirty (30) calendar days of receipt of a properly submitted invoice for work that has been satisfactorily performed in accordance with this Contract. Payment to the Provider shall be contingent upon the County's receipt of funds under the applicable federal award. In the event the County does not receive such funding, the County shall provide written notification to the Provider prior to the commencement of any services. No services shall be performed, and no payment shall be due, unless and until funding is confirmed and written notice is provided.

In the event that public funds are unavailable or not appropriated for the performance of County’s obligations under this Agreement, then this Agreement shall automatically expire without penalty to County immediately upon written notice to Provider of the unavailability or non-appropriation of public funds. It is expressly agreed that County shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this Agreement.

In the event of a change in the County’s statutory authority, mandate or mandated functions, by state or federal legislative or regulatory action, which adversely affects County’s authority to continue its obligations under this Agreement, then this Agreement shall automatically terminate without penalty to County upon written notice to Provider of such limitation or change in County’s legal authority.

- w. Signatures. This Agreement together with any amendments or modifications may be executed electronically. All electronic signatures affixed hereto evidence the consent of the Parties to utilize electronic signatures and the intent of the Parties to comply with Article 11A and Article 40 of North Carolina General Statute Chapter 66.
- x. Notices. Any notice required by this Agreement shall be in writing and delivered by certified or registered mail, return receipt requested to the following:

Orange County
 Attention: County Manager
 P.O. Box 8181
 Hillsborough, NC 27278
 janine.egler@icf.com
 copy to: notices@icf.com

Provider’s Name & Address
 Attn: ICF CET Contracts
 1902 Reston Metro Plaza
 Reston, VA 20190

IN WITNESS WHEREOF, the Parties, by and through their authorized agents, have hereunder set their hands and seal, all as of the day and year first above written.

ORANGE COUNTY:

PROVIDER:

By: _____
Travis Myren, County Manager

By: _____
Lisa Bockey, Senior Contracts Manager

ORANGE COUNTY—INTERNAL USE ONLY

Finance Information

Vendor Name: _____ Vendor Contact Person: _____ Phone: _____ Address: _____ City _____ State: _____
Zip: _____ Department: _____ Amount: _____ Purpose: _____ Budget Code(s): _____ Vendor # _____
Vendor Status with NCSOS: _____ Vendor is a BOCC consultant: Yes No

Contract Details

Contract Type: New Amendment (Original Contract: _____) (Most Recent Amendment _____)
Effective Date _____ End Date _____ Notice Date _____ (Notice Purpose _____)

Award

Approved by Board (Agenda Date: _____); Made or Administered by _____

Signature Authority

- BOCC Express Delegation (Agenda Date: _____)
- Policy 9.4: Under \$5,000; Service Under \$90,000; Construction Under \$250,000
- Budget Policy Section XV (Capital Improvement Project: _____)

Bidding

Informal Bidding (\$30k-\$90k); Formal RFP (\$90k+); Other (<\$30k); Exception(# _____)

Department Affirmation

- This agreement is approved as to technical form and content and I as Department Director affirmatively state work on this project has not been initiated prior to execution of the agreement.
- This agreement is approved as to technical form and content. Services related to this agreement have already begun or been completed. Description of the nature of the emergency condition that was addressed:

Department Director's Signature _____ **Date:** _____

Information Technologies

This agreement has been reviewed and is approved as to information technology content and specifications:

Office of the Chief Information Officer _____ **Date:** _____

Inapplicable because no hardware/software purchases or related services

Risk Management

This agreement is approved for sufficiency of insurance standards, specifications, and requirements:

Office of the Risk Management Officer _____ **Date:** _____

Financial Services

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Office of the Chief Financial Officer _____ **Date:** _____

Legal Services

This agreement is approved as to legal form and sufficiency:

Office of the County Attorney _____ **Date:** _____

Clerk to the Board

All DocuSign contracts must be copied to the Clerk upon completion: occlerkdocs@orangecountync.gov
The following signature block is for hard copies only and is not required for DocuSign contracts:

Received for record retention:

Office of the Clerk to the Board _____ **Date:** _____



November 5, 2025

Response to Request for Qualifications – EV Infrastructure Study, RFQ No. 367-OC5463



Professional Consulting Services for an EV Transition Plan & Charging Infrastructure Evaluation for County Fleet

Submitted to:

Orange County

Finance & Administrative Services Dept.

Purchasing Division

306 Revere Road

Hillsborough, NC 27278

Jovana Amaro

Purchasing Manager

finance-purchasing@orangecountync.gov

Submitted by:

ICF Incorporated, L.L.C

1902 Reston Metro Plaza

Reston, VA 20190

703.934.3000



Janine Egler

Sr Contracts

Administrator

703.934.3269

janine.egler@icf.com

This document includes confidential data that shall not be disclosed outside Orange County and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of—or in conjunction with—the submission of these data, Orange County shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit Orange County's right to use information contained in these data if it is obtained from another source without restriction. The data subject to this restriction are contained in this volume and its appendices and attachments. Information and records submitted to Orange County are governed by the N.C. Public Records Act, as set forth in N.C. General Statutes 132-1, et. seq.

Cover Letter

Jovana Amaro, Orange County
Purchasing Division, Hillsborough, NC 27278



Subject: ICF Response to Request for Qualifications, titled: “Professional Consulting Services for an Electric Vehicle Transition Plan and Charging Infrastructure Evaluation for County Fleet” 367-OC5463 (RFQ)

ICF Incorporated, L.L.C. (ICF) will be the legal entity for any contract awarded in response to this RFP. ICF is pleased to submit our response to the County of Orange (the County) for request for qualifications 367-OC5463 (RFQ), titled: “*Professional Consulting Services for an Electric Vehicle Transition Plan and Charging Infrastructure Evaluation for County Fleet*”. The ICF team is committed to fulfilling the entire scope of this category and adhering to the requirements described in the solicitation.



We are a leader in fleet electrification assessment. For nearly a decade, we have guided over 260 fleets, more than half municipal, covering 82,000 vehicles through electrification transitions. Our comprehensive approach evaluates fleet composition, identifies optimal electrification opportunities, and develops actionable, cost-effective implementation roadmaps.



We specialize in designing tailored charging infrastructure strategies for fleets ranging from 50 to 10,000 vehicles, integrating facility assessments, utility coordination, and EVSE selection to maximize operational efficiency and minimize energy and capital costs. Our team conducts on-site assessments and collaborates closely with local utilities to ensure technical feasibility and grid readiness.



ICF’s expertise extends across North Carolina. We are currently supporting the City of Wilmington in transitioning its 700-vehicle fleet and developing the associated charging infrastructure plan. We also helped the City of Raleigh electrify its 2,500-vehicle fleet and assisted North Carolina Electric Cooperatives in advancing fleet electrification through education and technical assistance.

We look forward to hearing from you regarding the status of our proposal and welcome the opportunity for further discussion. ICF confirms receipt of Addendum No 1 posted October 24, 2025. ICF’s proposal remains valid for a period of 120 days from the date specified for the receipt of offers and ICF retains the right to make proposal modifications within that time frame. If selected as the successful bidder, ICF looks forward to negotiating mutually agreeable contract terms and conditions. The awarded project will require site visits, if selected, should any unforeseen or unknown site conditions at the time of ICF’s proposal submittal be discovered during the execution of the project, the Contractor shall not be held responsible for any delays, additional costs, or modifications required to address these conditions. Contractual questions may be directed to our Sr. Contracts Administrator, Janine Egler, at 703.934.3269 or janine.egler@icf.com. Technical questions should be directed to our proposed project manager, Stephanie Kong, at stephanie.kong@icf.com.

Sincerely,

A handwritten signature in cursive script that reads "Janine Egler".

Janine Egler,
Sr Contracts Administrator



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Provider Qualifications

The Scope of Services in the solicitation is ambitious and will require strong capabilities in a variety of elements of fleet transition, charging and refueling infrastructure, and policy recommendations. ICF is unique in that we provide deep, proven expertise in EV technology, data collection, charging optimization solutions, the analysis of fleet operational characteristics, the assessment of EV infrastructure needs and cost, the development of vehicle procurement policies and eventually the design of the transition plan.

National Leadership in Fleet Electrification Programs

We pride ourselves on being a national leader in fleet electrification. The chart in **Exhibit 1** displays our diverse and extensive portfolio in this domain. To date, we have conducted fleet electrification studies for over 260 fleets ranging in size from 50 to 10,000 vehicles totalling over 95,000 vehicles nationwide. Among these include some of the major local and regional agencies in the United States, such as the cities of Raleigh (2,200 vehicles); Wilmington in North Carolina (700 vehicles); Baltimore in Maryland (1,500 vehicles); City of Alexandria in Virginia (700 vehicles); [Laguna Beach](#) (200 vehicles); [Lodi](#) (200 vehicles); Pittsburg (200 vehicles); Honolulu in Hawaii (5,000 vehicles); [Iowa City](#) (400 vehicles) and numerous other public agencies.

The comprehensive scope of ICF's work in transportation and fleet electrification is succinctly depicted in **Exhibit 2**, which highlights our extensive experience, nationwide coverage, and capabilities. Our role spans the entire project lifecycle, which includes conducting initial fleet assessments, establishing infrastructure deployment plans, developing EVSE installation and site requirements, working with utilities, overseeing project permitting, conducting site inspections, bringing chargers online and documenting commissioning activities.

Exhibit 1. ICF has conducted fleet electrification studies for fleets across many sectors.

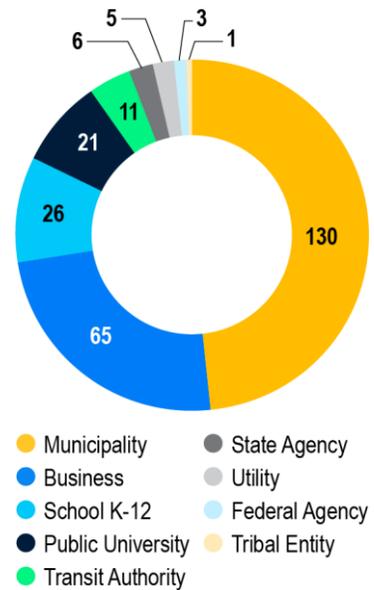


Exhibit 2. ICF has an extensive transportation and fleet electrification portfolio.





Exhibit 3 lists examples of the work performed by ICF in the past three years that best characterize the work quality and expertise that the County can expect ICF to apply to the tasks in the scope. More details on each of these projects are available upon request.

Exhibit 3. ICF Project Examples

Client, Project	Fleet Transition Planning	EV Infrastructure Assessment	Vehicle Purchasing Policies Recommendations	EV Transition Master Plan
City of Wilmington, NC , Fleet EV Transition Strategy Plan	✓	✓	✓	✓
City of Raleigh, NC , Fleet Electrification Implementation Rollout Strategy	✓	✓	✓	✓
City of Baltimore , Fleet Electrification Plan	✓	✓	✓	✓
City of Philadelphia , Municipal Clean Fleet Plan Support for EVs and Charging Infrastructure	✓	✓	✓	✓
City of San Diego, CA , Fleet Electrification Master Plan	✓	✓		✓
City of San Diego, CA , Zero Emission Vehicle Strategy			✓	✓
San Diego Association of Governments , Medium- and Heavy-Duty Zero Emission Vehicle Blueprint		✓		✓
City of Laguna Beach , EV Fleet and Charging Station Assessment	✓	✓	✓	✓
Los Angeles County , Zero Emission Vehicle Mobility Plan	✓	✓	✓	✓
LAUSD , Energy White Fleet Electrification Assessment	✓	✓	✓	✓
City of Pittsburg , Infrastructure Needs Assessment Related to Future Municipal Fleet Electrification	✓	✓	✓	✓
City of Lodi , Fleet Electrification Plan	✓	✓	✓	✓
City of Honolulu , Capital Fleet Transition Plan	✓	✓	✓	✓
City of Santa Ana , Fleet Electrification & Electric Vehicle Master Plan	✓	✓	✓	✓
Santa Clara County , Driving to Net Zero		✓	✓	✓
Midpeninsula Regional Open Space District , Consultation to Improve Fleet Management	✓	✓	✓	✓



Firm Description

ICF brings the scale, stability, and specialized expertise needed to deliver Orange County's Fleet Electrification and Infrastructure Transition Plan. With over 50 years of experience advancing clean transportation, energy, and climate solutions, we have guided hundreds of public agencies nationwide in developing data-driven, cost-effective, and implementable electrification strategies.



Our leadership in this space is demonstrated by our experience with fleet transition plans for over 100 municipal and county fleets. We have developed phased transition roadmaps for cities such as Raleigh, Wilmington, NC, Baltimore, and Philadelphia, integrating lifecycle cost analysis and operational feasibility to ensure practical implementation.

ICF's capabilities extend beyond fleet modeling. We have conducted facility and electrical capacity assessments for charging infrastructure planning across hundreds of public sites and coordinated with utilities—including Duke Energy, PG&E, LADWP, and Southern California Edison—to plan grid upgrades and manage EVSE interconnections. Our proprietary tools, PowerGuide Analytics and PowerGuide CHARGE, enable us to optimize fleet transition schedules and charging infrastructure deployment, reducing costs and improving operational efficiency.

We also bring expertise in telematics integration, leveraging platforms such as FASTER, Geotab, and Samsara to support right-sizing and fleet optimization. Our team has authored sustainable fleet and procurement policies aligned with clean energy and GHG reduction goals and supported agencies in securing funding programs to offset vehicle and infrastructure costs.

ICF's proven financial and operational capacity ensures reliable delivery of complex, multi-phase projects. As a publicly traded firm (NASDAQ: ICFI) with \$1.96 billion in annual revenue and a \$1.3 billion credit facility, we provide the stability and depth of resources needed for long-term partnerships. Our local presence in Durham, NC, combined with deep familiarity with North Carolina's EV market and municipal climate goals, positions us to deliver a plan that meets Orange County's objectives and sets a benchmark for sustainability.

Team Organization

ICF has assembled a team with the expertise and experience necessary to fulfill the ambitious scope of this project. Our proven track record in fleet electrification for local, regional, and state governments, as well as utilities, demonstrates our capability. From day one, our staff will bring best practices, methods, and tools, along with a detailed understanding of technology readiness, electrification opportunities, EV infrastructure planning, fleet management and standards. Our team's expertise and past performance ensure we can develop a robust EV Transition & Infrastructure Plan, accelerating municipal fleet EV adoption, meeting the County's environmental, climate and fiscal goals, and maximizing benefits for its community members.

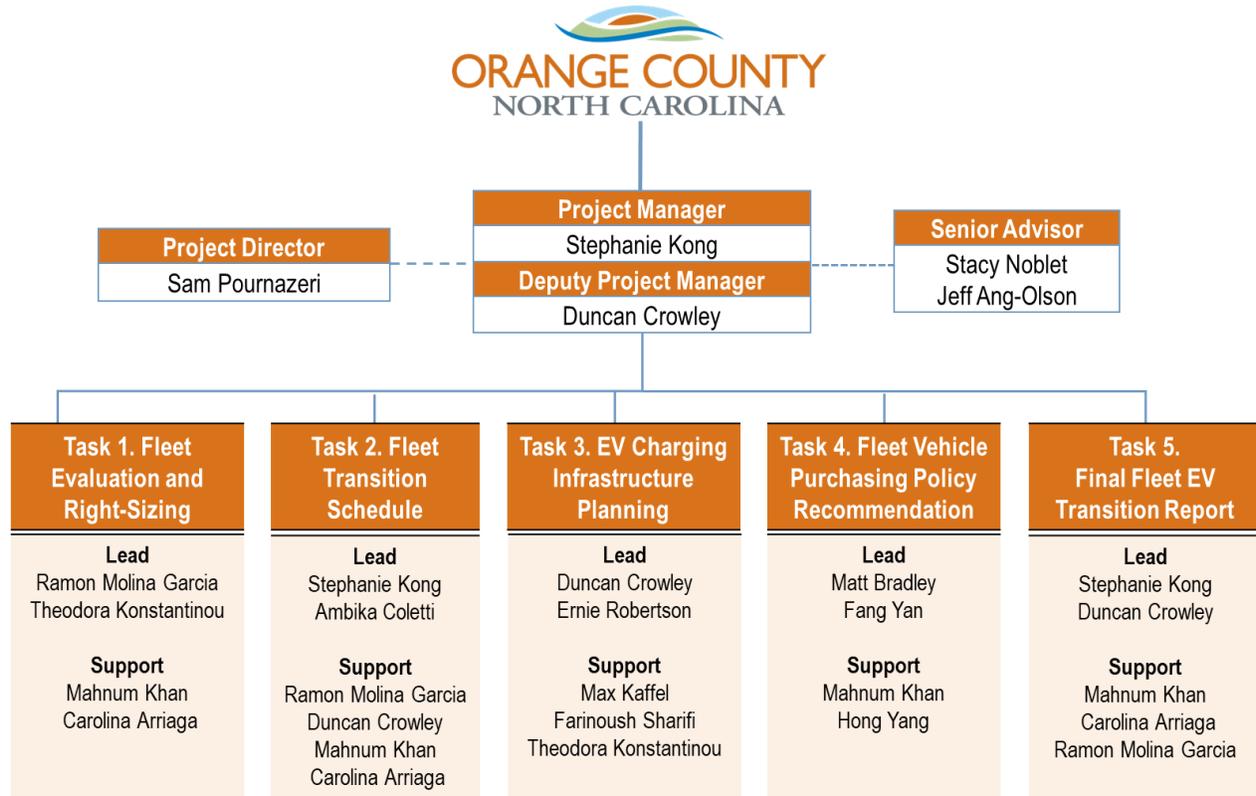
We have assembled a team of experts backed by a deep bench of analysts and engineers, which will allow us to effectively scale our resources to meet evolving project demands. In formulating the team structure for this proposal, we have aligned our resources with all the requirements of the County's scope of services. We believe that the successful execution of this project requires:

- An accomplished leadership team possessing a comprehensive understanding of fleet electrification and infrastructure planning with the capacity to navigate multiple concurrent tasks involving complex analyses
- The competence to work autonomously while maintaining a firm grasp on how specific tasks interconnect with the broader project scope and ultimately contribute to the final roadmap

A comprehensive organization chart is available in

Exhibit 4, and staff biographies are detailed in the team member qualifications section. Resumes for each staff member can be provided upon request.

Exhibit 4. Proposed organization chart of the ICF team.





Team Member Qualifications

At the heart of ICF's success is a leadership team that combines strategic vision with deep technical expertise in fleet electrification and infrastructure planning. Stephanie Kong, PhD, serves as Project Manager and brings nearly a decade of experience in clean transportation policy, emissions modeling, and zero-emission vehicle strategies. She has led major municipal fleet transition projects, including the City of Wilmington's electrification plan, and previously guided large-scale programs for Los Angeles County. Stephanie's ability to integrate technical rigor with practical implementation ensures Orange County's roadmap will be both ambitious and achievable.

Supporting her is Duncan Crowley, EIT, the Deputy Project Manager, whose background in engineering and hands-on experience with EV charger siting and utility coordination make him indispensable for infrastructure planning. Duncan has led electrification efforts for municipal fleets across the United States, leveraging his expertise in construction feasibility and grid readiness to deliver cost-effective solutions.

Providing strategic oversight is Sam Pournazeri, PhD, PE, a nationally recognized expert in zero-emission transportation. With over 15 years of experience, Sam has directed fleet transition initiatives for cities such as Philadelphia, Baltimore, and Raleigh. His leadership ensures that Orange County's plan aligns with best practices, emerging technologies, and fiscal responsibility.

The team also includes specialized task leads who bring targeted expertise to critical components of the project. Ramon Molina Garcia excels in fleet suitability modeling and telematics integration, having led similar work for Raleigh, Wilmington and major transit agencies. His insights will ensure Orange County's fleet evaluation is grounded in operational realities and optimized for cost-effectiveness. Ernie Robertson, formerly with Southern California Edison, offers deep knowledge of electrical infrastructure and grid impact analysis. His experience in utility-side planning will streamline coordination with Duke Energy and Piedmont Electric Co-op, mitigating risks and accelerating charger deployment. Finally, Matt Bradley brings direct municipal fleet management experience from his tenure with the City of Boston, where he implemented EV adoption and charging infrastructure strategies. His practical understanding of procurement and operational policies will help Orange County craft a sustainable fleet purchasing framework.

Together, this team represents a rare combination of technical depth, policy expertise, and hands-on implementation experience. Their collective track record in delivering complex electrification projects for municipalities ensures Orange County will receive a comprehensive, actionable plan that meets its clean energy goals and sets a benchmark for sustainability.

In this section, we have included both a summary of our staff bios to emphasize the backgrounds and experience of this team across numerous similar projects. Additionally, **Exhibit 5** highlights the staff expertise by functional area, demonstrating that as a team ICF has already completed similar scope items for other clients and is well staffed to complete this work in a timely manner.



Exhibit 5. Overview of Key Team Member Qualifications by Functional Expertise

Staff Member	Fleet Electrification	Telematics Data Integration	Procurement Policy Development	Facility & Electrical Assessments	Charging Recommendations
Stephanie Kong	✓	✓	✓	✓	✓
Duncan Crowley	✓	✓		✓	✓
Sam Pournazeri	✓	✓		✓	✓
Theodora Konstantinou	✓			✓	✓
Ramon Molina Garcia	✓	✓	✓	✓	✓
Ambika Colletti	✓				
Ernie Robertson				✓	✓
Fang Yan	✓	✓		✓	✓
Matt Bradley	✓		✓	✓	
Mahnum Khan	✓			✓	✓
Carolina Arriaga	✓				✓
Max Kaffel	✓			✓	✓
Farinoush Sharifi	✓				✓
Hong Yang	✓				✓



Stephanie Kong, PhD | Project Manager, Task 1 & 4 Lead

Our project manager, Stephanie Kong, PhD, is a Director of Transportation and Energy at ICF and has 10 years of experience in air pollution measurement, vehicle activity and emissions modeling, greenhouse gas (GHG) and criteria pollutant emissions analysis, and clean transportation policies. Stephanie received her PhD from California Institute of Technology, where she focused on air quality modeling using complex statistical and data analytical tools. During her time at the California Air Resources Board (CARB), she led the development of California's transportation emission modeling tools and was the technical lead behind CARB's medium- and heavy-duty zero-emission fleet regulations. Upon joining ICF, Stephanie has been leading multiple projects to help state and local governments to develop zero-emission vehicle (ZEV) strategies and ZEV infrastructure deployment planning. She currently leads a large fleet electrification program on behalf of City of Wilmington, NC to transition their fleet of 700 vehicles to zero emissions and also led the fleet electrification program for Los Angeles County. She is currently overseeing another project that aims to improve current transportation funding prioritization process for the North Carolina Department of Transportation and is highly knowledgeable about statewide transportation funding and programs. Her proficiency in fleet electrification, infrastructure modeling, and funding programs enables accurate assessment of EV infrastructure needs across the County. Her office is located in Irvine, CA.



Duncan Crowley, EIT | Deputy Project Manager, Task 2 & 4 Lead

Our deputy project manager, Duncan Crowley, is a Lead Transportation Consultant at ICF with 2½ years of experience in transportation electrification and decarbonization based in Oakland. He has worked with clients including NCDOT, MnDOT, VDOT, Frederick County, MD, LAUSD, SMAQMD, MTC, City of Lodi, CEC, TRPA, City of Moreno Valley, Lake County and has led fleet electrification efforts for the Internal Services Division of LA County. He holds a Bachelor of Science in Engineering with an emphasis on Environmental Studies from Harvey Mudd College, and a Master of Science degree in Transportation Technology and Policy from the University of California, Davis. Duncan is the lead developer of EV charger siting programs for ICF and brings a wealth of experience on public project implementation from working in construction for an electrical contractor. Prior to working at ICF, Duncan developed his skills as an engineering professional as a consultant and project engineer working for public clients at Birdi Systems. This experience with infrastructure projects and project estimation makes him well-suited to understand complex infrastructure challenges in transportation decarbonization.



Sam Pournazeri, PhD, PE | Project Director



Dr. Sam Pournazeri is a Senior Director at ICF with over 15 years of experience advancing zero-emission transportation strategies for public agencies nationwide. He specializes in fleet electrification, emissions modeling, and infrastructure planning, helping state and local governments transition their medium- and heavy-duty (MDHD) fleets to zero-emission technologies. Sam has led numerous large-scale fleet electrification initiatives across the country, including projects for the City of Philadelphia, City of Baltimore, City of Raleigh, City of Iowa City, City of Alexandria (VA), and the City and County of Honolulu, among others. His work focuses on developing actionable fleet transition roadmaps, assessing infrastructure and facility readiness, and coordinating with utilities to enable cost-effective deployment of charging and fueling infrastructure. A nationally recognized expert in advanced transportation technologies, Sam brings deep technical expertise and hands-on experience guiding municipalities through all stages of the fleet electrification process from planning to implementation. He is based in our San Francisco, CA office.

Theodora Konstantinou, PhD | Task 1 Lead



Dr. Theodora Konstantinou is a lead transportation and energy consultant at ICF with 7 years of experience in transportation electrification and decarbonization. Her work at ICF focuses on developing EV roadmaps, charging infrastructure plans, and incentive programs at the state and local levels. Prior to joining ICF, she gained experience at the EV Research Center of the Institute of Transportation Studies at the University of California, Davis, where she led and oversaw research projects related to the used vehicle market and its implications for EVs, equity concerns regarding the impact of incentives on EV adoption, and EV adoption in rural areas. Theodora holds a PhD in transportation and infrastructure systems engineering from Purdue University, specializing in MD/HD vehicle electrification by examining the barriers to adoption and the proper implementation of EV technology in the trucking industry. She is based in our Los Angeles, CA office.

Ramon Molina Garcia | Task 1 Lead



Ramon Molina Garcia is a senior transportation specialist with expertise in zero-emission transportation, energy consumption, and infrastructure planning. He has worked with clients including LA Metro, International Council of Clean Transportation, SANDAG, and currently serves as deputy project manager for the LAUSD White Fleet electrification work and led the fleet transition suitability modeling for the City of Raleigh. He is focused on transitioning ICE technologies to ZEV and the resulting energy and air quality impacts with respect to state environmental goals. He is based in our Los Angeles, CA office.



Ambika Coletti | Task 1 Lead

Ambika Coletti is a senior manager in the transportation electrification team at ICF. Ambika has nearly 10 years of experience as an energy efficiency and transportation electrification consultant. She leads the team which develops ICF's fleet electrification program *PowerGuide* alongside the comprehensive EV Model library. She specializes in the design and implementation of transportation electrification programs for electric utilities. Her work includes conducting market assessments, running cost-benefit analyses, and developing and executing implementation plans for electric non-road equipment and on-road vehicles. She also has expertise in project management, data analysis, technical research, and program management. Ambika will be our lead for fleet transition planning and financial analysis. She is based out of our Seattle, WA office.



Ernie Robertson | Task 2 Lead

Having recently moved from Southern California Edison to ICF, Ernie Robertson is an electrical engineering design expert with an extensive background in distribution design and over 5 years of practical experience. During his tenure at SCE, Ernie worked in New Development Planning, where he analyzed electrical distribution systems for EV (Charge Ready and commercial EV), telecom, and commercial projects. His day-to-day responsibilities involved field visits to verify existing electrical infrastructure and conducting assessments to understand the upgrades needed to meet customers' demands. Verifying electrical infrastructure entailed opening customer and SCE electrical structures and taking field measurements of both electrical structures and any identified obstructions. Having a strong breadth of experience evaluating grid impacts from vehicle electrification on the utility-side, Ernie is an excellent resource for fleet owners to help navigate the complex and time-consuming coordination with utilities needed to install fleet charging. Ernie will lead the electrical infrastructure assessment and evaluation of utility impacts for this project. He is based out of ICF's headquarters in Reston, VA.



Fang Yan, PhD, PE | Task 3 Lead

Dr. Fang Yan brings in over 15 years of experience in emission modeling, public policies, and clean fuel and vehicle technologies to support clients in navigating the technical, economic, and regulatory challenges in decarbonization. She led the California Air Resources Board (CARB)'s Innovative Clean Transit Regulation development and brought rich experiences in battery electric and fuel cell electric vehicle technologies, charging and hydrogen infrastructure, as well as total cost ownership of zero-emission vehicles. She was part of the team that developed California's 2020 Mobile Source Strategy as well as 2022 Statewide SIP Strategy. During the development of these plans, she worked closely and collaborated with California Energy Commission (CEC) and California Public Utilities Commission (CPUC) to forecast zero emission infrastructure needed to power the anticipated zero



emission MD/HD vehicles resulting from CARB's policies. She works out of our Sacramento, CA office as a Director of Clean Transportation.



Matt Bradley | Task 3 Lead

Matt Bradley joined ICF in March 2024 as a Clean Transportation Consultant in the Transportation line of business under the Climate, Energy, and Transportation division. Matt previously led fleet electrification and alternative fuel adoption initiatives at the City of Boston's Central Fleet Management division. During his time there, he was instrumental in adding 50 electric vehicles and 35 alternative fuel vehicles to the fleet along with the fueling infrastructure required to service those vehicles – including 35 electric vehicle charging stations. He is based out of Cambridge, MA.



Mahnum Khan | Transportation Electrification Analysis Support

Mahnum Khan focuses on the development of electrification roadmaps and decarbonization. She has worked with clients such as Southern California Association of Government, San Diego Association of Governments, and Hawaii Department of Transportation on electrification projects. Mahnum is developing expertise in GIS analyses for charging infrastructure siting and equity analyses. Mahnum will be one our support staff for fleet EV modeling and the master plan. She works out of our San Francisco, CA office as a Clean Transportation Specialist.



Carolina Arriaga, MIDS, PPM | Transportation Electrification Analysis Support

Carolina Arriaga is a transportation electrification consultant at ICF, a leader in data science and energy modeling with published work in total cost of ownership for Canadian fleet managers transitioning to zero-emission vehicles (ZEVs). She has 2 years of experience in transportation electrification, with expertise in siting analysis, infrastructure load estimation, and application development. Her previous work greatly impacted Environment and Climate Change Canada and Electric Autonomy Canada (EAC), helping fleet managers adopt electric vehicle (EV) fleets by providing education and incentives initiatives. She has a background in engineering physics, is certified by UBC Sauder School of Business in professional project management (PPM), and currently leads the automation of emissions calculations for the Metropolitan Transportation Commission (MTC) in California. She works out of our San Francisco, CA office as a Senior Clean Transportation Specialist.



Max Kaffel | Infrastructure Assessment Support

Max Kaffel brings over 5 years of expertise in transportation electrification, greenhouse gas (GHG) inventory, renewable energy solutions, and transportation strategy. As a senior transportation specialist, Max has demonstrated his core strengths in evaluating transportation electrification potential, aiding in the development of vehicle deployment schedules, and conducting cost analysis for infrastructure implementation. He has successfully led the electrification assessments for various clients, including comprehensive fleet analyses for the City of Laguna Beach and the Midpeninsula Regional Open Space District. His role as a technical and field lead in a project for the National Park Service (NPS) highlights his ability to conduct detailed site assessments and provide actionable recommendations for sustainable vehicle technologies. Max's ability to lead complex projects, coupled with his technical proficiency and strategic planning skills, makes him a pivotal asset in advancing sustainable transportation initiatives. He works out of Los Angeles, CA.



Farinoush Sharifi, PhD | Infrastructure Assessment Support

Farinoush Sharifi, PhD, brings more than 9 years of experience in transportation decarbonization, infrastructure planning, and advanced data analytics. Prior to joining ICF, she was a senior data scientist at Overair, where she led data-driven solutions for successful commercialization of electric vertical take-off and landing (eVTOL) aircraft as a rideshare and delivery service. Before that, she was a researcher at the Texas A&M Transportation Institute, focusing on the environmental and economic implications of emerging transportation technologies and infrastructure improvements. She collaborated on developing a cutting-edge modeling pipeline for rapid congestion and emissions assessment at the regional level. She also contributed to the electrification of port drayage fleets by creating a reusable feasibility assessment framework and devising a cost-effective transition model. She is based out of our Irvine, CA office.



Hong Yang, PhD | Fleet Policy Support

Hong Yang, PhD, brings more than 7 years of experience in transportation decarbonization, road transportation electrification, charging infrastructure, renewable energy policy, and alternative fuel and vehicle technologies. Before her current role, she was the project manager at the Renewable Energy Policy Network for the 21st Century (REN21) from 2021 to 2024, leading the production of the Global Futures Report: Renewables for Sustainable Transport—Bridging Perspectives. She oversaw the day-to-day activities of the whole team, from administrative work to research analysis and outreach activities. Before that, she worked at the World Bank Group on several transportation and clean energy projects, including her contribution to an energy open data platform (energydata.info) and several flagship reports, such as the Global Roadmap of Action Toward Sustainability and Regulatory Indicators for



Sustainable Energy—Sustaining the Momentum. She is based out of Sacramento and works as a Senior Clean Transportation Specialist.



Jeff Ang-Olson | Senior Advisor

Jeff Ang-Olson is the Vice President of the Transportation line of business at ICF. He has over 24 years of experience in transportation demand management, transportation performance measures, transport economics, multimodal planning, freight transportation, alternative fuels, climate change, air quality, and land use. He frequently leads multidisciplinary teams to support government agencies with long-range planning by considering transportation more holistically in conjunction with other societal goals. Jeff has led numerous studies of transportation sector electrification, including detailed analyses of the benefits, costs, and cost-effectiveness of GHG mitigation strategies for federal, state, and local transportation agencies. Based in Sacramento, Jeff led the Paths to Clean Vehicle Technologies and Alternative Fuels in San Bernardino County project and assisted with Los Angeles Metro's Zero Emission Bus Master Plan. He developed an Alternative Fuels and Infrastructure Plan for Solano County and assisted with the City of Honolulu Fleet Transition Plan. Jeff leads the team in our Sacramento, CA office.



Stacy Noblet | Senior Advisor

Stacy Noblet is a Vice President of transportation electrification at ICF and a senior fellow with ICF's Climate Center. As an expert in EVs and charging infrastructure, Stacy brings nearly 20 years of experience in helping federal agencies, state and local governments, and utilities to plan, design, and implement clean transportation strategies and programs. Her work includes the range of fuels and technologies that make up the clean transportation industry, and she has supported EV efforts in partnership with electric utilities and government agencies. She is based out of ICF's headquarters in Reston, VA.

Technical Approach Summary

This section outlines the general approach the ICF team will use to execute the various scopes of work that may be defined under this contract. This approach details the capabilities and tools which ICF has used to complete this type of work in the past and demonstrates our unique qualifications for this work. ICF specializes in providing services tailored to support the Orange County’s efforts in transitioning its fleet to zero-emission vehicles and developing the necessary infrastructure to ensure seamless and efficient implementation. We are committed to delivering solutions that align with the County’s Clean Energy and greenhouse gas (GHG) emission reduction goals.

Project Understanding Financial Capacity and Lawsuits

ICF has the financial capacity, working capital, and other resources to perform the contract without assistance from any outside source. ICF International, and its corporate affiliates (both domestic and international), serve government, major corporations, and multilateral institutions from a global network of 55 regional offices throughout the United States and 15 offices outside the United States, resulting in revenues of \$2.02 billion in 2024. The collective affiliates’ shared financial strength is demonstrated by both its net income of \$110.2 million and its favorable cash flow by the generation of \$172 million in cash from operations, which shows ICF International has been on a consistent growth trajectory, doubling in size every 5 years for the last 2 decades. Supporting ICF International’s growth is its access to additional capital through both a \$600 million credit facility provided by a consortium of major banks and to the financial markets as a publicly traded company. ICF International’s consolidated revenues and profitability, combined with the size of its staff inclusive of corporate affiliates (over 8,500) and its many offices worldwide, ensure that whatever resources are needed to field a well-qualified staff and procure the latest technologies to support its customers are available to the bidding entity.

ICF does not have any lawsuits within the last 5 years related to this type of RFQ scope.

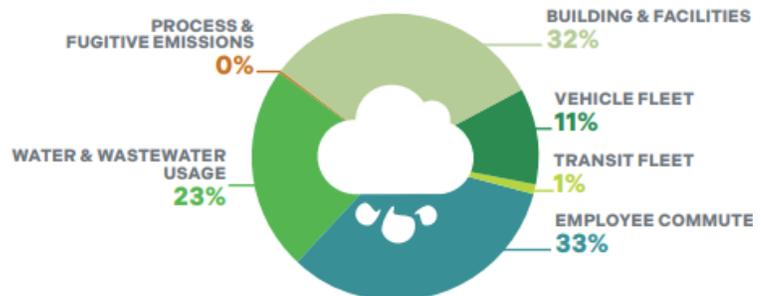
Project Understanding

For several decades, Orange County has been at the forefront in efforts to reduce GHG emissions. In 2005, the County completed its first GHG emission inventory and set a baseline for future goals. In June 2017, the Board of County Commissioners adopted a resolution to uphold the Paris Climate Agreement, committing to a 28% reduction in GHG emissions (from 2005)

by 2025. Then in September of that year, the Board further committed to a 100% renewable energy-oriented economy by 2050. Achieving this goal requires deep decarbonization across all municipal operations, especially in its transportation sector. As shown in the County’s latest GHG inventory (**Exhibit 6**), vehicle fleet and equipment accounted for roughly 12% of the total GHG emissions.

In November 2023, the Board of County Commissioners adopted the Climate Action Plan. This plan includes targets across several sectors for both the County and community, including a goal to “implement an EV-first vehicle purchasing policy to ensure that EVs are considered as the primary replacement option for every vehicle”. It also targets a complete transition to electric for the County fleet by 2035. Transitioning the fleet to EVs can significantly reduce the County’s carbon footprint, further improve air quality, and bring substantial cost savings due to the much lower operation cost of EVs as compared to internal combustion

Exhibit 6. 2019 Orange County GHG Emissions by Sector.





engines (ICE). Additionally, the lower price volatility of electricity versus gasoline provides greater predictability of future costs which facilitate more robust budgeting and planning.

We understand that the full transition to EVs or other alternative fuel technologies is far from trivial. Specifically, this transition is going to be challenging for medium and heavy duty (MD/HD) vehicles in terms of the technology availability, the cost, and particularly the requisite EV charging infrastructure. It is also important to note that many counties use specialized vehicles and equipment like sewer trucks, pursuit-rated police vehicles, refuse trucks, street sweepers and fire trucks. These vehicles require not only traditional original equipment manufacturers for vehicle manufacturing but also upfitters skilled in configuring these vehicles to meet specific municipal needs. Furthermore, there are often opportunities for right-sizing and leveraging motor pool systems as strategies to improve cost efficiency, resource optimization, and environmental sustainability of the fleet. Additionally, the County's fleet spans over 20 sites, which poses a unique challenge for installing EV infrastructure in an affordable manner. ICF's expertise and tools for massive fleets (>10,000 vehicles) spanning hundreds of sites makes us well suited to provide tailored recommendations for each of the County's parking sites, even if some only have a small handful of vehicles.

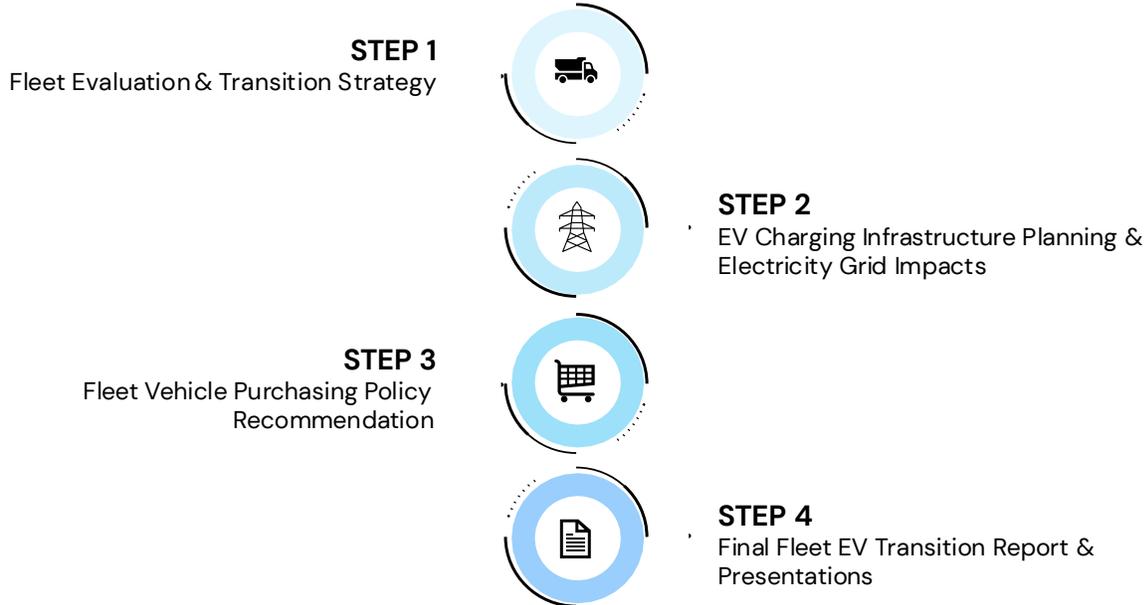
This project is intended to develop a implementation strategy for the transition of the municipal fleet for Orange County to: a) evaluate the County's fleet and provide recommendations to transition from fossil fuel vehicles to clean transportation options; b) develop a sustainable EV charging infrastructure plan for County fleet vehicles; and 3) estimate GHG emission reductions associated with vehicle replacements. This plan will serve as a blueprint for how the County can transition its fleet to electric and alternative fueled technologies and deploy the charging infrastructure needed to power them.

Our Approach At-a-Glance

For this project, ICF will leverage our extensive experience and expertise along with our proven analytical tools, including our **PowerGuide Analytics** and **CHARGE** models, to craft a customized fleet transition strategy and robust EV infrastructure plan tailored for County fleets. Our approach for this project is outlined in **Exhibit 7**. With over a decade of experience collaborating with municipalities nationwide, including the cities of Raleigh and Wilmington, we have developed these tools to reflect our comprehensive understanding of the unique challenges and requirements associated with transitioning municipal fleets to EVs. Additionally, these tools incorporate the latest data and information on the market availability of EVs and EV supply equipment (EVSE). As part of this project, the County will receive a detailed fleet electrification transition plan, which will include a robust EV replacement schedule. We will first start by analyzing the fleet inventory data as well as any telematics data provided by the County to identify opportunities for fleet rightsizing. Next, for each vehicle in the current fleet, the plan will recommend an equivalent EV, provided such an option is available and can meet the operational and financial constraints provided by the County. For vehicles where a zero-emission vehicle (ZEV) equivalent is currently unavailable, ICF will provide recommendations of alternative technology where feasible.

This plan will also encompass an in-depth analysis to determine the optimal number, type, and location of charging stations, including detailed cost assessments and deployment schedules. Our approach will focus on identifying the most economical and feasible methods for system upgrades while also formulating strategic plans for vehicle procurement and EV infrastructure deployment. Doing this will require careful coordination with local utilities to understand the grid impacts imposed by the chargers. Importantly, the fleet transition plan will be accompanied by a specific timeline and cost of ownership estimates, providing the County with a clear, structured pathway to achieve their fleet electrification goals efficiently and effectively.

Exhibit 7. ICF's Proposed Step-by-Step Approach



Technical Approach

The ICF team will develop a fleet transition plan for the County's vehicles, focusing on zero-emission replacements tailored to each department's needs. While EVs will be prioritized, other low-emission options may also be considered. The assessment will cover fleet requirements, available vehicle options, and necessary charging infrastructure. Below is our detailed work plan based on the Scope of Services.

Task 1. Fleet Evaluation and Transition Strategy



Fleet Evaluation: First, the ICF team works with the County's fleet manager and designated personnel to gather current fleet data through FASTER on the 439 existing vehicles within the fleet. FASTER data will be gathered and processed, and supplementary information will also be collected, including:

Vehicle Characteristics	
• Vehicle type (e.g., box, utility)	• Current odometer reading
• Vehicle fuel type	• Current fuel costs
• Make, model, model year	• Current maintenance costs
• In-service year	• Estimated service life
• Average and maximum daily mileage	• Operating radius
• Payload	• Specialty use cases
• Fleet operation logistics	• Vehicle replacement schedule

The ICF team has strong expertise with FASTER, particularly from our fleet electrification project with the City of Wilmington. Additionally, to the extent available, the ICF team will work with County staff to collect data on the vehicle dwelling sites:

Site or Depot Information

- Current parking location and ownership (leased/owned)
- Layout of the depot (AutoCAD)
- Electrical capacity
- Last 12 months of utility billing and usage data
- Information on any existing/planned electrical upgrades
- Current fueling site (if any existing ZEV infrastructure)
- Maintenance practice
- Single line diagrams



We understand there are vehicles with telematics data that will be available to the project team. Telematics systems collect detailed fleet and vehicle operation information, vital for understanding specific duty cycles (e.g., daily mileage, idling hours, use of PTOs, dwelling time), real-world energy consumption (e.g., miles per gallon or kilowatt-hours [kWh]/mile), driving patterns (e.g., acceleration, deceleration, speed-time trace), and engine operational characteristics (e.g., maximum torque, engine rpm, and power). Once data becomes available, the ICF team typically conducts an analysis of the telematics data to extract essential information required for determining the most cost-effective EV replacement and to inform the EV charging infrastructure planning in the following tasks. Depending on data granularity, we aim to extract information such as daily mileage, real-world fuel economy, EV equivalent energy consumption (i.e., how much energy an equivalent EV would consume for the same type of operation), and vehicle dwelling time and locations. The ICF team leverages the telematics data for vehicles which have it to gain insights and prioritize the specific duty cycles that are most appropriate for transitioning to EVs. Although it may only represent a subset of the County fleet, this data can provide valuable insights into typical operations of various department vehicles within the County fleet.

In addition to FASTER data collection and processing, the ICF team will conduct up to three interviews with County departments to further collect information on fleet operations and obtain insights into the typical range of operating conditions for the vehicles, which may not be available or obvious within the data provided, and to better understand future fleet needs. The ICF team uses time in these interviews to develop a comprehensive understanding of the real and perceived barriers to electrifying County fleet vehicles, existing plans or experience with EV fleet transition, distinct challenges departments are facing, and the operation of any specialty vehicles. The data solicited and information collected from interviews with the fleet managers and/or drivers on future fleet needs is used to create an initial, business-as-usual vehicle replacement schedule.

The ICF team is set to use the available vehicle replacement schedule and capital budget to construct an actionable vehicle replacement plan which meets the County's goals of full EV adoption by 2035 as technology permits. We understand the cyclical nature of the government fleets vehicle replacements, typically taking place every 7 to 10 years, as orchestrated through their fleet capital plans and contingent on vehicle availability. The ICF team will leverage information collected from the County and combined with our expertise on fleet vehicle turnover algorithms (based on vehicle purchase cost, maintenance cost, and condition) to determine the most appropriate vehicle replacement schedule for existing vehicles.

For medium and heavy-duty vehicles, ICF collects a variety of operational and usage-related requirements needed to provide tailored recommendations for ZEV which will satisfy existing fleet needs. This includes details like payload or towing capacity, truck configuration (box, stake-bed, tractor, bucket, etc.), auxiliary loads and specialty applications. These criteria can later be used to filter our proprietary EV Model library to find vehicles which meet the specific requirements of the fleet.



Rightsizing: Once the fleet data has been gathered, the ICF team will initiate a fleet rightsizing analysis to identify opportunities where each department could potentially streamline its fleet by maximizing vehicle use while maintaining operational integrity. Our initial step will involve collaborating with the County to establish utilization thresholds for vehicles or vehicle groups, such as the minimum number of miles driven, or hours operated (per day, month, or year) that justifies a vehicle's presence in the fleet. While setting these thresholds, we will factor in a safety margin and a redundancy level to account for potential equipment failure. We will also consider emergency scenarios where, regardless of utilization rates, certain vehicles must be readily available for remedial action. After determining the minimum threshold, the ICF team will calculate the current utilization for each of the vehicles in the fleet, factoring in their usage duration and mileage.

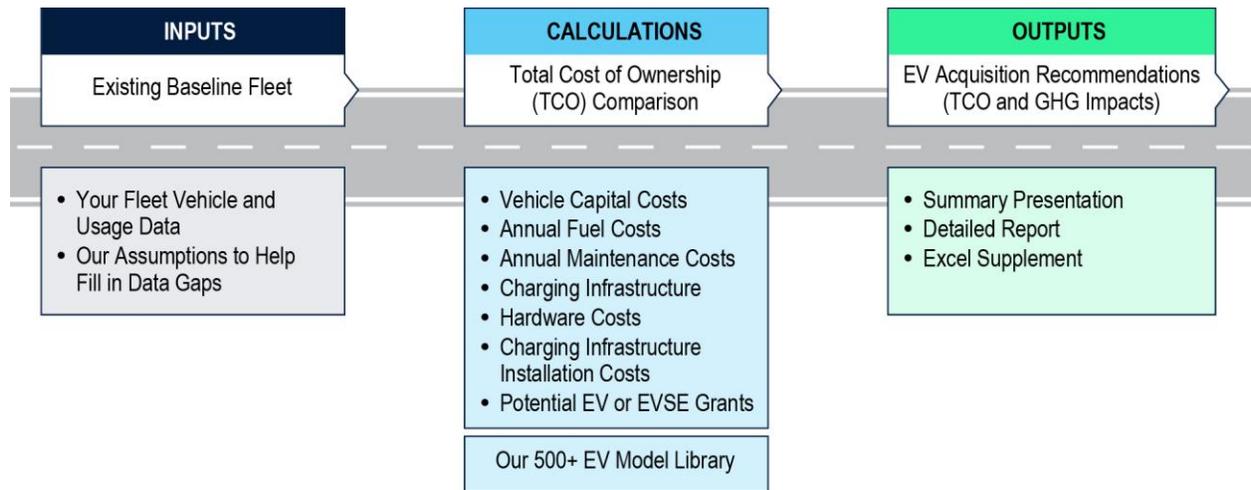
Once the existing vehicles' utilization rates are identified, the ICF team will pinpoint over- or underutilized vehicles by comparing their current utilization rate to their utilization threshold. In this process, we will also consider if these vehicles are operating in various locations and during different shifts. For instance, if a vehicle dedicated to Facility A is underutilized, we will examine if another similar vehicle from the same facility could cover its operation and be shared among multiple drivers. In another scenario, for an underutilized vehicle, we will investigate whether there are overlapping shifts and opportunities to adjust the existing work schedule, allowing one vehicle to replace two or more. We will also leverage the insights from this review to also identify whether a motor pool or similar car-sharing options could be feasible and beneficial.

EV Replacement Recommendation: Leveraging outcomes of fleet rightsizing analysis as well as other information collected on the fleet vehicles, ICF will employ our in-house fleet assessment model (also known as **PowerGuide Analytics**) to analyze the County's fleets,

characterize their operations, and develop tailored recommendations for the transition of fleet vehicles to EVs (**Exhibit 8**). ICF's *PowerGuide* is a robust tool, developed and refined over time for use with multiple municipal and fleet clients. Originally developed for our partnership with our extensive utility programs, ICF has continued to improve the tool and the supporting data embedded in the model to assist almost 200 clients, including more than 100 municipalities, as they developed plans for transitioning their vehicles, including their specialty vehicles, to EVs. Included in the *PowerGuide Analytics* is a comprehensive database of over 600 EV models comprising BEV and PHEV options for light-duty and MD/HD vehicles. This extensive database enables the ICF team to deliver highly customized fleet transition recommendations. By using this unique database, the ICF team will conduct an overview of currently available and forthcoming BEVs and PHEVs that could potentially replace the vehicle types currently used by the County. The ICF team also has a separate database for fuel cell EVs which it will use for vehicles where cost-effective EV options might not be available. ICF's EV model library is updated monthly to capture the latest EV models available and changes to equipment attributes and pricing.

PowerGuide
Charged by 

Exhibit 8. ICF's PowerGuide Analytics Fleet Transition Modeling Process



Using the *PowerGuide Analytics*, the ICF team will deliver key recommendations at a vehicle-by-vehicle level and a fleet level. Outputs of the model will include the following:

- Recommended zero emission technologies (battery electric, plug-in hybrid, and fuel cell vehicles)
- Recommended EV replacement makes and models
- Total cost of ownership (TCO), including the upfront and lifecycle vehicle costs
- Identification of vehicle types that are least viable for conversion
- Recommended replacement years
- A fleetwide phased vehicle replacement schedule
- Estimated GHG emissions reductions from EV replacements
- Recommended charger types (e.g., Level 2, DCFC)



When determining the recommended vehicle replacement schedule, we typically start with simple cost-effective replacements while also staying mindful of the complexity and difficulty associated with replacing certain use cases due to insufficient alternatives, operational challenges, unreliable technology, safety, excessive costs, or other identified reasons. For vehicles without currently available EV replacements, the ICF team will provide insights on the potential future availability as well as detailed descriptions of why no recommendation is provided in this project. Additionally, for vehicles where an EV replacement is not recommended due to either excessive cost or lack of technology availability, the ICF team will provide recommendations for other alternative vehicles and fuels as a replacement phase. This recommendation will take into account the availability of alternative vehicles and fuels in the Hillsborough area, considering the operational needs and siting of that vehicle.

Suitability and Operations: In working with the County to find ZEV options which can replace all of the vehicles in the fleet, ICF employs a collaborative suitability assessment process to identify appropriate vehicle models which can meet the existing County operations. Using the proprietary EV Model Library in *PowerGuide Analytics*, ICF first filters by vehicle options which meet the existing vehicle specifications



collected from the County. This is typically a trivial process for light-duty vehicles but incorporates many criteria for medium and heavy-duty vehicles such as:

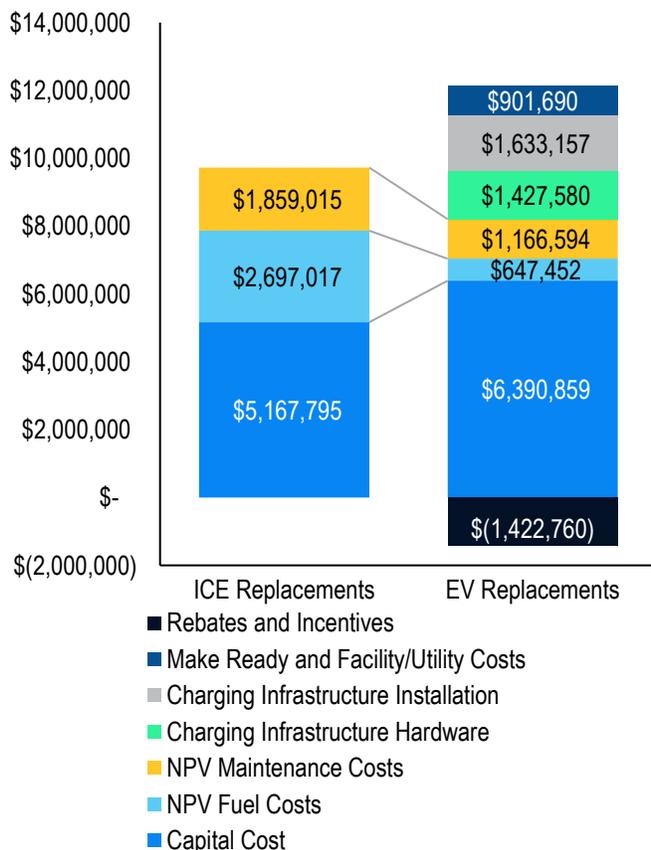
- Vehicle body type
- Daily mileage
- Maximum operating range
- Auxiliary power loads
- Towing/hauling capacity
- Use case

ICF will evaluate manufacturer warranties and support for long-term service when recommending vehicle options. Additionally, ICF will suggest plans for on-site vehicle repair, maintenance, and replacement, detailing required resources (e.g., tools and equipment) and staffing (e.g., training and certificates) for the Operations Center Fleet Maintenance Facility. We will identify and recommend the necessary modifications of current procedures to meet the needs of EVs. This evaluation will cover a range of considerations, including updates to equipment, adjustments to the layout, enhancements to safety measures, and other relevant factors, ensuring that the facilities are fully prepared to accommodate the unique requirements of EVs. Based on barriers and priorities identified through conversation with County staff, ICF will offer further recommendations to the County, including best practices for risk mitigation during EV adoption.

Total Cost of Ownership (TCO) Analysis: ICF's *PowerGuide Analytics* also provides us with the capability to estimate the total cost of owning and operating each replacement vehicle, including upfront and lifecycle costs as well as the capital and installation cost of EV charging infrastructure. The cost data embedded in the *PowerGuide* is informed by available cost data from manufacturers (both vehicles and charging manufacturers), dealerships, and the data collected from the municipality fleets across the country. This TCO analysis, as shown in **Exhibit 9**, will compare the differences in TCO over the service life of each vehicle between EV replacements and a scenario where the County only replace their vehicles with ICE vehicles. The ICF team will estimate TCO on a vehicle-by-vehicle basis and will consolidate these vehicle-level estimates into fleet-level transition cost estimates. On top of this, we add in estimates of additional costs like downtime, labor costs to shuttle equipment for repair and a comparison of residual value to provide critical data that the County needs to plan its budget into the future. The team will provide high-level estimates and recommendations on the end-of-life salvage and disposal of EVs and their batteries, compared to ICE vehicles.

PowerGuide does not restrict evaluating TCO under the traditional ownership model, but it can

Exhibit 9. Example of TCO Analysis



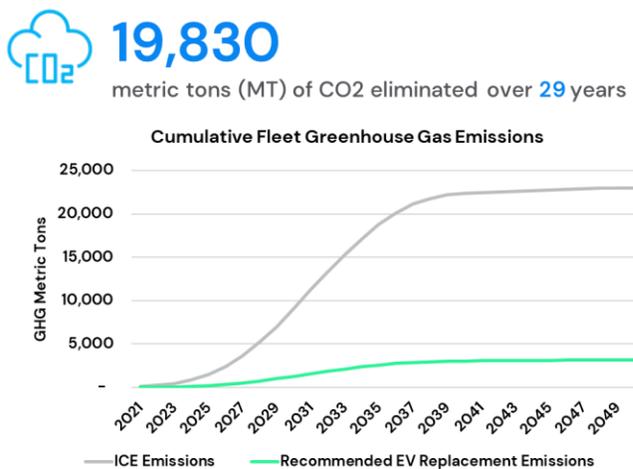
also assess TCO under various alternative ownership arrangements, including financing and leasing. This model flexibility allows us to determine cost implications under different scenarios, providing a broader perspective on the economic feasibility of the transition. The project team will leverage this data, examining challenges and opportunities associated with each ownership model. By considering each department's unique operational needs, budget constraints, and strategic objectives, we will provide informed recommendations on the types of ownership models the County could use for a seamless, cost-effective transition to EVs.

Environmental Impacts: In addition to the TCO, the ICF team will conduct a lifecycle assessment accounting for emissions from electricity as well as liquid fuel production and distribution. ICF's *PowerGuide* can evaluate the GHG emissions reduction potential from the County's electric fleet. Our approach is based on lifecycle GHG emission factors from Argonne National Laboratory's Alternative Fuel Life-Cycle Environmental and Economic Transportation (AFLEET) tool and data from EPA's Emissions and Generation Resource Integrated Database (eGRID) to account for electricity carbon intensity variation at the regional level. An example of GHG analysis for a fleet ICF has worked with in the past is shown in **Exhibit 10** below.

Exhibit 10. Sample Fleet GHG Emissions Reduction Impact Analysis

Based on our analysis, converting your vehicles to EVs is estimated to produce the following impacts:

Over 30 years, those estimated CO2 reductions equate to:



- eliminating **2,280** homes' energy use for one year, or:
- switching **753,522** incandescent lamps to LEDs, or:
- recycling **6,742** tons of waste instead of landfilling it, or:
- planting **327,187** trees.

Task 1 Deliverables

- A memo summarizing the results of suitability assessment, EV alternatives recommendations, TCO analysis for EV replacement, and GHG impact analysis.
- An interactive worksheet including the detailed vehicle replacement recommendations, TCO and timelines



Task 2. EV Charging Infrastructure Planning & Electricity Grid Impacts

Charging Infrastructure Assessment: Using our fleet modeling results and recommendations developed with *PowerGuide* Analytics, we will identify sites that will require new or upgraded charging infrastructure,

including the number, types, and power level of EVSE. This assessment will be conducted using our **PowerGuide CHARGE** tool, which is specifically designed to evaluate the charging energy and power requirements at each site where EV replacements are recommended and where EV operation is concentrated. The algorithms embedded in the tool analyze expected vehicle operations at each site and compare them with critical information on the EVs to accurately estimate daily charging needs. Key factors considered include the vehicles' energy efficiency, daily mileage or operation hours, battery capacity, maximum power acceptance rates, and available charging time.

PowerGuide Charge

Powered by 

Based on the anticipated operating conditions and constraints at each site, the **PowerGuide CHARGE** tool will provide tailored recommendations for specific charger types and power levels, ensuring that these are optimized on a vehicle-by-vehicle basis. Several outputs from our fleet assessment are key inputs for developing charging infrastructure, including the following:

- Which existing vehicles are recommended for replacement with EVs and what types they are
- How much energy and power each EV will need to charge, as a function of:
 - ✓ Average daily energy consumption (in kWh) – based of daily VMT
 - ✓ Vehicle battery energy capacity (in kWh)
 - ✓ The duration of time each vehicle has to charge between shifts and operations
 - ✓ The maximum power acceptance rate for each vehicle (in kW)
- Where EV replacements will dwell
- Seasonal variation in daily VMT – we want to plan for the worst case while balancing the cost of over installing based on a rare occurrence
- Whether or not smart/networked charging is desired
- Whether or not the fleet will use a charging management system

To determine the location of chargers, the **PowerGuide CHARGE** tool uses information on vehicle dwell time, driving routes, parking locations, and the operational characteristics. Fleet vehicles do not necessarily need to be charged at the locations where they are being parked. Similarly, depending on co-locations, charging infrastructure may be considered at sites that multiple department fleets could share. Using this information, the ICF team will develop a baseline charging infrastructure implementation scenario with rollout schedule that projects the following information:

- The projected number of chargers needed at each site to support the EV replacements over the next 15 years
- The recommended locations of EV charging infrastructure
- The recommended type (e.g., Level 1, Level 2, DCFC) and power level (in kW) of chargers for each vehicle type
- The overall power need associated with charging infrastructure at each site

Charging Infrastructure Optimization: One of the key features that sets ICF’s **PowerGuide Charge** tool apart from other charging infrastructure models in the market is its embedded optimization algorithms. These algorithms enable the County to optimize the number of chargers by increasing the vehicle-to-plug (V2P) ratio while maintaining the resilience of both charging and fleet operations. Following the development of the baseline charging infrastructure needs scenario (assuming 1:1 V2P), **PowerGuide Charge** uses its optimization algorithm to develop an optimized charging infrastructure needs scenario. This involves determining the most appropriate V2P ratio for each facility and groups of vehicles and assessing the feasibility of smart/scheduled charging. This approach implies using fewer charging stations to service a greater number of EVs, leading to significant cost savings. It reduces the upfront investment in charging infrastructure and minimizes ongoing operational and maintenance expenses. Moreover, this efficient use of resources is particularly beneficial in conserving space, a crucial aspect in urban or densely populated areas. The ICF team will carefully review the recommendations provided by its **PowerGuide Charge** tool to identify the highest feasible V2P ratios that can be achieved while ensuring reliability and successful daily operations of the fleet. ICF will also investigate the effects of peak and off-peak pricing on the proposed charging plan – when in some cases it may make sense to make operational changes to allow for cheaper charging. In other cases, we may recommend scheduled charging at night which fits with existing operations but starts after midnight when peak rates have reduced.

In determining the charging infrastructure needed for each location, the ICF team will also plan for future growth and expansion by considering the scalability of the chosen charging station configurations. Our team will anticipate the potential increase in the County’s EV fleet and ensure the selected charging stations can accommodate the additional demand. This may involve allocating additional space and electrical capacity for future installations. By proactively considering scalability, the ICF team will ensure the charging infrastructure can easily adapt and scale up to meet the growing needs of the County’s EV fleet.

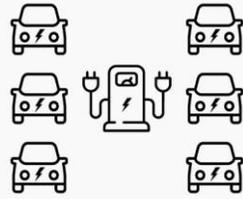
Charging Infrastructure Rollout Schedule & Cost: To advise County departments on expectations for charging infrastructure development, the ICF team will develop a rollout timeline and cost estimates for the proposed charging infrastructure for each of the County’s 28 sites. Depending on circumstances, the lead time for charging infrastructure development can be significantly longer than the lead time for vehicle procurement. Due to this, a well-laid-out electrification timeline that includes both vehicle procurement and infrastructure development is critical to minimizing time for implementation. In developing these schedules, the ICF team will ensure there will be sufficient electrical capacity available to support expected EV deployment, and the County can spread the cost over time to facilitate funding the infrastructure build out. In developing the schedule, the ICF team will consider the upfront utility upgrade and site preparation investments needed during the initial phase, known as futureproofing, to ensure sufficient electrical capacity will be available within each facility to expand charging equipment in future years without the need for additional construction. For example, if a facility needs a total of 10 chargers by 2030, it is more cost-effective to build such capacity during the initial phase, while the charging equipment can be installed over multiple phases.

1:1 Vehicle to Plug (V2P) Scenario



In this scenario, each vehicle is paired with a dedicated charging plug, ensuring that every vehicle has its designated charging port.

Optimized V2P Ratio Scenario



- Optimized V2P ratio
- Multiple vehicles share a port

This scenario aims to optimize the number of vehicles capable of sharing a charging port. This is accomplished by adjusting the vehicle-to-plug ratio to ensure efficient use of infrastructure while still meeting each vehicle’s duty cycle.



In this task, ICF will also evaluate a variety of options for EV charging infrastructure implementation and conduct a comprehensive cost estimate of EV charging equipment and installation. Cost components to be factored into the analysis can be split into capital, and operating costs. Key capital costs include the following:

- Charging infrastructure hardware (materials cost) and installation
- Distribution grid equipment and infrastructure upgrades
- Software
- Make-ready costs

Operating costs are also critical to determining the business case of deploying EV charging infrastructure and include the following:

- Cost of electricity based on rate tariffs used
- Charger networking costs
- Demand charges
- Charger data contract costs

All capital and operating costs are crucial factors in determining the business case of charging infrastructure. ICF will estimate capital costs across each infrastructure development scenario, as well as the ranges of possible operating costs associated with each scenario. ICF will also develop cost estimates by location for each phase of infrastructure implementation across the entire charging infrastructure development timeline. This timeline shall align with and stays ahead of the purchase of replacement ZEV that will park at each location.

A key factor that can influence the incentives and grants available to the County is whether the installed chargers are accessible to the public. ICF will outline the pros and cons of making certain chargers publicly accessible in exchange for substantial incentive funding, which can often cover the full installation cost. Additionally, we will identify incentives available to the County even without public access to chargers, though these opportunities are less common and more competitive. Importantly, we will also provide a cost assessment for the maintenance of EV chargers over the fleet's lifetime.

Having worked with over 100 municipalities across the country on their electrification plans, ICF brings a wealth of experience in implementing best practices for sharing the costs of EV infrastructure across departments. We will leverage successful strategies from various municipalities to ensure equitable cost distribution while streamlining the procurement and installation process.

Utility-side Electrical Infrastructure Assessment: Once the team has determined the number, types, output power levels, and locations of chargers to be deployed, we will review the capacity of the County's facilities to support the projected additional electrical load from charging EVs and identify potential site-level and distribution grid impacts of that additional load. To identify potential utility distribution electrical infrastructure impacts, our team will first coordinate with Duke Energy & Piedmont Electric Coop to review data that they already have on the capacity of existing distribution grid infrastructure. Our existing relationship with Duke Energy and experience working with coops like Piedmont Electric will help streamline the data collection process to answer the following questions:

- How large is the electrical service from the utility for each relevant facility?
- How much electrical current is each facility consuming at existing peak power demand levels?
- How much electrical capacity is remaining on the utility-side of the meter at existing peak power demand?
- How much electrical capacity remains on the County's facility side of the meter?

Responses to these questions will help us gather the needed data to conduct the electrical capacity analysis at each facility and to determine any potential impacts to the electric grid. With an understanding of



peak power demand and the voltage of service drops at each facility, our team will estimate the maximum current used at each facility at peak power demand. This will then be subtracted from the size of existing electrical service to provide an estimate of how much electrical capacity is remaining on the utility side of the meter. Our team will then compare that to the projected additional load from EV charging at each facility to determine whether each facility has sufficient utility-side capacity to accommodate chargers or if upgrades may be necessary. For priority facilities, ICF will gather data to understand the size and location of transformers, amount of existing capacity on them, as well as any practical challenges related to charger installation like long trenching distances or insufficient parking near existing transformers. This effort with the utility will be used to update the charger installation timeline to include necessary upgrades on the part of the utility and incorporate that effort into the lead time for each site. It will also be used to update the cost estimates for each site with utility-specific information on the costs of the typical upgrades which we already have in our pricing model. These price estimates are based on industry experience and work with various utilities across the country but can be further refined to take advantage of cost data provided by Duke Energy Progress & Piedmont Electric Coop in order to ensure they align with what will be required of the County.

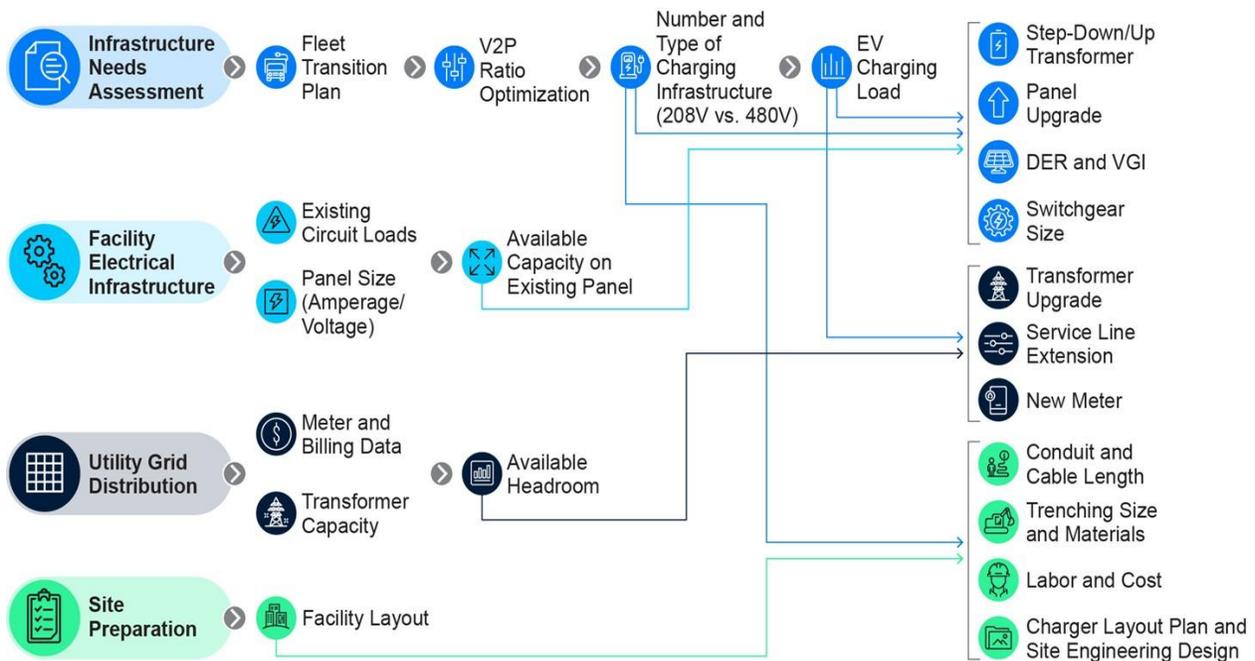
Facility-side Electrical Infrastructure Assessment: After completing the distribution grid capacity analysis, the ICF team will assess the existing electrical infrastructure at each of County facilities for its ability to support the proposed EV charging infrastructure. This evaluation will determine if the current infrastructure is adequate or if upgrades, such as panel upgrades or the installation of step-up/down transformers, are necessary. Should an upgrade be deemed necessary, the ICF team will document this requirement and proceed to evaluate the associated costs, ensuring a comprehensive understanding of the investment required. Additionally, the ICF team will explore the costs related to preparing each facility for the deployment of charging infrastructure, covering a broad spectrum of components crucial for the site's overall readiness, including:

- **Point-of-Service:** Identifying which point-of-service chargers will connect to in order to identify the deficiencies in existing infrastructure for both County and utility infrastructure.
- **Panel and Service Boards:** Estimating costs for upgrading or installing new electrical panels and service boards to accommodate additional loads.
- **Step-up/Step-down Transformers:** Evaluating the costs for installing transformers that are essential for converting electrical power from one voltage to another (to serve both Level 2 and DCFC chargers)—these transformers are crucial in scenarios where a switch between 208 volts (V) to 480 V or vice versa is needed to match the power requirements of the EV charging stations with the facility's existing electrical infrastructure.
- **Meters:** Assessing the need and costs for new or upgraded metering systems to monitor electricity usage.
- **Conduit and Cable:** Calculating the expenses for necessary conduit and cable installations to connect the charging stations.
- **Trenching:** Determining the costs for trenching work required to lay down electrical lines underground.
- **Bollards:** Evaluating the expenses for installing bollards to protect charging stations from accidental vehicular damage.
- **EV Signage and Striping:** Assessing the costs for necessary signage and striping in parking areas to designate EV charging spots.

- **Charge Management:** Recommending solutions for charge management software and hardware to maximize the amount of charging done on off-peak rates and reduce peak rate charging costs.
- **Permits:** Estimating a high-level cost for obtaining any required permits for the installation and operation of charging stations.
- **Labor and Installation:** Estimating the labor costs and expenses related to the installation of the entire charging infrastructure.
- **Load Profile:** Providing an estimated load profile for the chargers being proposed for each Point-of-Service based on the projected use in alignment with our proposed vehicle procurement schedule.
- **Vehicle to Grid:** Evaluate options for taking advantage of the large network of electric vehicles as a backup power solution during outages or periods of high-power consumption.

Upon completing the evaluations, the ICF team will compile and consolidate all the associated costs for each facility that has been assessed. A simplified illustration of our methodology to electrical infrastructure assessment is shown in **Exhibit 11**.

Exhibit 11. ICF's Process for Site-Level and Utility-Level Infrastructure Needs Assessment



Moreover, our team can also assess and recommend solutions for integrating solar power and battery energy storage based on the peak EV charging load at each facility. Solar power system costs are generally calculated on a per-watt basis, while battery storage costs are estimated based on the required kilowatt-hour capacity. This includes a comparison between grid-connected and micro-grid solutions with microgrids offering much greater security during outages in exchange for a higher cost.

Task 2 Deliverables

- A memo containing charging infrastructure cost assessment, including the required utility upgrades required to support the fleet, along with an estimate of the eventual transformer capacity needed at each site.



Task 3. Fleet Vehicle Purchasing Policy Recommendation

To ensure that the County fleet remains reliable, efficient, and fit for purpose, it is important to formulate a sustainable fleet purchasing policy that aligns with the operational demands of the County's fleet maintenance and operations while achieving the County's Clean Energy and GHG emission reduction goals. ICF will assist the County in developing policies that not only address the immediate operational needs but also anticipate future requirements, ensuring the fleet remains resilient and adaptable.

The ICF team will review the existing Orange County fleet purchasing policy, as well as strategies deployed across other municipalities and public fleets to understand current practices and identify areas of improvement. By analyzing policies enacted by other municipalities, we aim to gather valuable insights, best practices, and lessons learned, ensuring that the County can benefit from proven strategies and avoid common pitfalls. Our team will then engage in benchmarking activities, comparing the County's current practices against industry standards and leading practices in fleet management. This will include an examination of how other municipalities have successfully transitioned to EVs, with a focus on their vehicle replacement policies and rightsizing strategies, vehicle and EV charging maintenance protocols (e.g., in-house vs. third party maintenance), operational adjustments, and EV charging policies. Through this analysis, ICF will identify key success factors and potential challenges, providing the County with a clear roadmap for effective policy development. In parallel, ICF will present findings from existing policy reviews to key County staff and stakeholders to identify issues and shortcomings with existing policy issues and any relevant federal or state mandates that may affect County policies.

Drawing from the insights obtained through policy review and stakeholder consultations, ICF will collaborate with the County to draft a comprehensive vehicle purchasing policy. This policy will also include provisions for the establishment of a Sustainable Fleet Committee. The Committee's responsibilities may include:

- Developing vehicle utilization standards to optimize and reduce the total size of the fleet.
- Downsizing SUVs and larger vehicles as feasible
- Implementing managed idle technologies to decrease fuel consumption in legacy vehicles.
- Integrating the development of vehicle specifications into the planning process well in advance of the purchase timeline.
- Aligning fiscal year funding with the planned vehicle procurement timeline to avoid missing opportunities due to lead times.
- Raising awareness within County departments to prioritize the procurement of electric vehicles.
- Leveraging collaborative purchasing agreements with other municipalities to access a wider range of vehicles at better prices.

Building upon ICF's extensive experience and track record of success in working with diverse municipalities across the country, we are uniquely positioned to bring forward a wealth of best practices and valuable insights to inform the development of optimal policies for Orange County. Our engagement with various municipalities, particularly those of similar size and operational characteristics, has afforded us a deep understanding of the challenges and opportunities inherent in transitioning to EV fleet practices. We will draw upon this rich repository of knowledge to present the County with a curated set of proven strategies and policy recommendations. These will be tailored to the County's specific context, ensuring that they are both relevant and actionable.



Task 3 Deliverables

- A memo outlining the vehicle purchasing policy recommended for the County to facilitate EV transition

Task 4. Final Fleet EV Transition Report and Presentations



Following the completion of all tasks, ICF will compile the findings and develop a draft Fleet Electric Vehicle Transition Strategy report for the County. This draft report will encompass all analyses from the previous tasks, including an executive summary, EV replacement schedule, recommendations for charging infrastructure development, total cost of ownership, and emission benefits analysis. Additionally, the plan will cover budgeting needs, vehicle replacement/procurement policies, and all other strategies and recommendations for infrastructure development, operation, and maintenance developed throughout the previous tasks. The plan will identify challenges encountered during its development and lessons learned, offering practical recommendations for the County to consider.

At the commencement of the report drafting process, the ICF team will collaborate with County staff to establish a list of stakeholders for the three rounds of review. ICF will submit the draft report to the County's representatives and identified stakeholders on this contract and will allow for three rounds of revisions on the report. ICF will create a final version of the report addressing all of County's comments and will provide it to the County within 30 days of receiving final set comments on the draft version. Both the draft and the final Plan will be sent electronically in Microsoft Word (*.doc or *.docx) format.

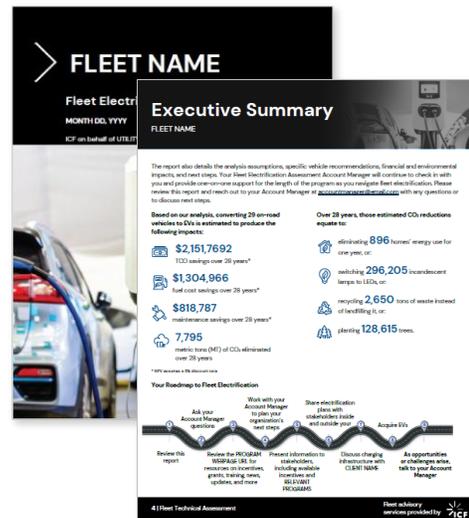
In addition to the final report, ICF will prepare a Microsoft PowerPoint (*.pptx) deck with 20 to 30 minutes of content to describe the project overview, the process, results from the analytical work completed, as well as recommendations. ICF will ensure that the content embedded in the deck is easy to understand and have all the sufficient information and details needed for the stakeholders to understand and comment. ICF will be also available for up to two presentations to County stakeholders, which may include County Council, County departmental key staff, or other groups.

Task 4 Deliverables

- Draft report, compiling results from all tasks.
- Final report, incorporating feedback from three review rounds.
- Presentation for communicating key outcomes of the project.
- Up to two virtual presentations to County-convened stakeholders.

Schedule

ICF will begin work once ICF and the County execute the contract, and the County issues a Notice to Proceed, assumed to take place by January 2026. ICF proposes a six (6)- month period of performance to finish the required technical scope including Tasks 1-4 as stated in this proposal, from January 2026 to June 2026. **Exhibit 12** shows the proposed project schedule along with the timing of major deliverables for each task – based on the number of months from the notice to proceed.





At the onset of the project, ICF will create a detailed project schedule including all tasks, subtasks, meetings, public outreach activities, client review points, major milestones, and deliverables. Our team will review the project schedule with the County to ensure on-time delivery of high-quality deliverables as outlined in ICF’s proposed approach, ICF will work with the County to make the necessary schedule updates.

Exhibit 12. ICF's Proposed Task-specific Schedule.

Task Name	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
Task 1. Fleet Evaluation and Transition Strategy			X			
Task 2. EV Charging Infrastructure Planning & Electricity Grid Impacts				X		
Task 3. Fleet Vehicle Purchasing Policy Recommendations					X	
Task 4. Final Fleet EV Transition Report and Presentation						X

Milestones deliverable for each task are denoted with an “x”.



References

This section provides a list of five references for the past projects that ICF has provided similar services.

Reference 1

Customer Name: City of Raleigh

Contact Individual: Rick D. Longobart

Address: 222 W. Hargett St. Raleigh, NC 27601

Phone Number: (919) 996-5616

Contract Amount: \$200,000

EMAIL: rick.longobart@raleighnc.gov

Year: 2022 – 2023



Raleigh

Project Description: The City of Raleigh has ambitious GHG emission reduction targets. In May 2019, the Raleigh City Council established a goal to reduce community GHG emissions in Raleigh by 80% by the year 2050. In order to support the City of Raleigh with meeting these reduction targets, ICF conducted an analysis of approximately 2,500 vehicles and associated sites (utilizing telematics data) to provide the City with an implementation strategy to transition its fleet to EVs. In coordination with partners

including Triangle Clean Cities Coalition and The Mobility House, ICF is supporting the City of Raleigh by developing Fleet Electrification Implementation Rollout Strategy. Components of this fleet transition plan include: 1) evaluate the City’s fleet and provide recommendations to transition from fossil fuel vehicles to clean transportation options; 2) identify potential funding sources and procurement strategies; 3) develop a sustainable EV charging infrastructure plan for City fleet vehicles; 4) provide a training plan and educational guidelines for City staff who will operate EVs; 5) review the City’s EV charging software system solution and recommend best practices for aligning software; and 6) provide recommendation to improve accessibility and address equity issues through electrification and charging infrastructure deployment.

Reference 2

Customer Name: City of Wilmington, Public Works Dept.

Contact Individual: David Ingram

Address: 209 Coleman Dr. PO #1810, Wilmington, NC

Phone Number: 910-341-1602

Contract Amount: \$100,000

EMAIL: David.Ingram@wilmingtonnc.gov

Year: 2025- Present



Project Description: ICF is partnering with the City of Wilmington to develop a comprehensive Fleet Electrification Transition Strategy aligned with the City’s ambitious climate goals. Wilmington aims to electrify 50% of its municipal fleet by 2035 and achieve full

electrification by 2050. Our team has conducted a detailed assessment of the City’s fleet - over 700 vehicles - including emergency response vehicles that belong to the City’s Fire and Police department, as well as off-road equipment. The team is also assisting the City to evaluate optimal electrification opportunities and charging infrastructure requirements. We address technical challenges for medium- and heavy-duty vehicles, evaluate cost implications, and design phased implementation strategies, including recommendations for alternative fuels where EV technology is not yet viable. In addition, the



team is also assisting the City in updating fleet policies and operational standards to better support the City's future EV operations.

Reference 3

Customer Name: City of Laguna Beach

Contact Individual: Frank Lopez

Address: 505 Forest Ave., Laguna Beach, CA 92651

Phone Number: 949-497-0303

Contract Amount: \$78,000 + \$130,000

EMAIL: flopez@lagunabeachcity.net

Year: 2022- 2025



Project Description: Starting in 2022, ICF has been supporting the City of Laguna Beach in Southern California in developing an EV transition and fleet EV infrastructure plan. As part of this project, ICF evaluated the City's fleet, provided recommendations on potential EV replacements, and most importantly, conducted a detailed analysis to design a robust EV charging infrastructure across the City's facilities. This project has garnered significant attention from the press, including the LA Times, and has piqued the interest of both the City Council and the

community. As a result, ICF has been rehired by the City of Laguna Beach to assist with the implementation of the electrification plan. As part of the new contract, ICF will serve as the City's owner's representative, collaborating with utilities and charging vendors to design the charging infrastructure. This involves bringing the necessary electrical infrastructure online and selecting vendors to deploy the charging stations.

Reference 4

Customer Name: City of Baltimore

Contact Individual: Jason Mathias

Address: 100 N. Holliday St, Baltimore, MD 21202

Phone Number: 667-209-6929

Contract Amount: \$206,000

EMAIL: jason.mathias@baltimorecity.gov

Year: 2024–2028



Project Description: This project aims to help Baltimore achieve carbon neutrality by 2045 by transitioning the city's municipal fleet to electric and zero-emission vehicles (ZEVs). The plan includes a phased approach, starting with fleet prioritization and replacement scheduling based on usage, operational needs, and charging infrastructure. It involves data collection, collaboration with agencies, and financial modeling to create cost-effective electrification pathways. A key component is developing an EVSE infrastructure plan, including deployment strategies, cost assessments, and charging station site selection. Additionally, a pilot ZEV replacement initiative will be implemented,

supported by educational programs for drivers and maintenance staff.

Reference 5

Customer Name: City of Alexandria

Contact Individual: Amy Posner



Address: 333 South Beaudry Avenue, Los Angeles, CA 90017

Phone Number: 703-746-3916

Contract Amount: \$1,510,000

EMAIL: amy.posner@alexandriava.gov

Year: 2024 – 2025



Project Description: The City of Alexandria Fleet Electrification Project aims to transition the city's fleet to zero-emission vehicles (ZEVs) and develop the necessary charging infrastructure. ICF will collect data on the existing fleet, develop a transition plan, and create charging infrastructure scenarios. The project includes assessing load capacity, completing preliminary engineering designs, and developing a rollout timeline and cost estimates. Additionally, ICF will identify funding and financing

solutions and compile a 10-year phased master plan for the fleet transition. Optional on-call support for fleet charging procurement is also available.

Reference 6

Customer Name: City of Iowa City

Contact Individual: Sarah Gardener

Address: 410 E Washington St Iowa City, IA 52240

Phone Number: 319-877-6162

Contract Amount: \$95,000

EMAIL: lsgardner@iowa-city.org

Year: 2023- 2024



Project Description: ICF assisted Iowa City in developing a municipal fleet transition plan aimed at reducing GHG emissions by transitioning the municipal fleet to EVs and other ZEVs. This initiative supported Iowa City's broader goals of increasing renewable energy use, improving energy efficiency, and promoting sustainable transportation. The plan assessed the current fleet and infrastructure, provided recommendations for vehicle and charging infrastructure replacements, and outlined strategies for implementation, including cost estimates, training needs, and potential

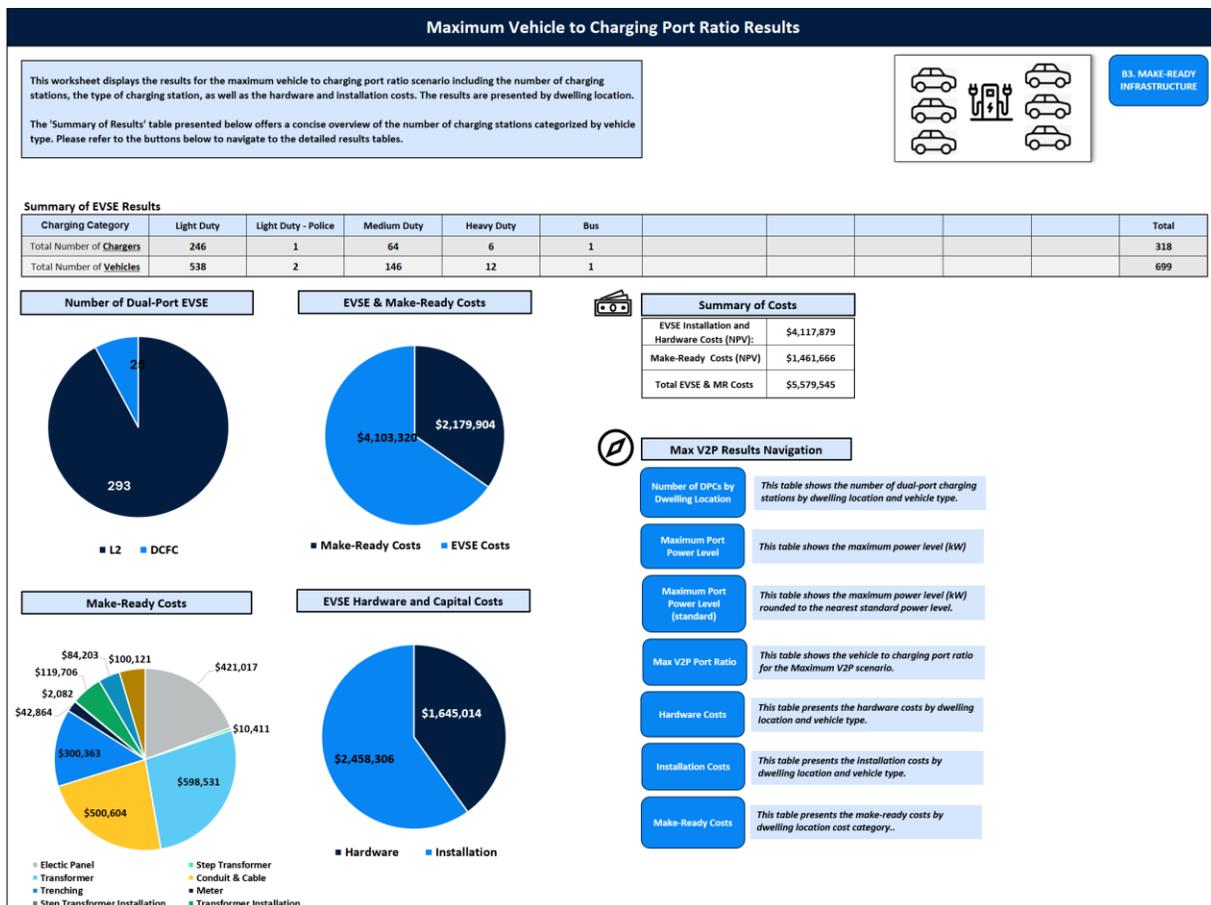
barriers. This work aligned with Iowa City's commitment to achieving net-zero emissions by 2050, leveraging the city's progress in renewable electricity generation and its efforts to encourage EV adoption among residents and employees.

Proposal Innovation

ICF's approach to the Orange County EV Infrastructure Study is distinguished by its use of a **fully integrated optimization platform (PowerGuide)** that unifies fleet transition planning, charging infrastructure design, and facility/grid readiness analysis into a single, cohesive workflow. This methodology represents a significant innovation in the field, where these components are often treated as separate and disconnected efforts.

At the core of our approach are the **PowerGuide Analytics** and **PowerGuide Charge** tools, proprietary platforms that leverage fleet data, telematics insights, and operational patterns to right-size fleet electrification and optimize charger sharing across sites. A screenshot from the optimized charging results tab is included below in **Exhibit 13**. This tool enables Orange County to move beyond static planning and embrace a dynamic, data-driven strategy that adapts to real-world conditions and operational needs.

Exhibit 13. Example results from the optimized charging scenario from PowerGuide Charge



Key innovations include:

- Integrated Planning Workflow:** Unlike traditional approaches that silo fleet analysis from infrastructure design, our platform synchronizes these elements, allowing for seamless scenario modeling and implementation planning. This integration ensures that infrastructure investments are aligned with fleet transition timelines and operational requirements.
- Optimization Algorithms for Cost and Efficiency:** Our tool uses advanced algorithms to identify the most cost-effective and operationally efficient charger configurations. It accounts for vehicle



dwell times, duty cycles, and site-specific constraints to recommend charger types, quantities, and placements that maximize utilization and minimize capital and operational costs.

- **Automated Facility and Grid Readiness Assessment:** The platform automatically evaluates facility electrical capacity and identifies necessary grid upgrades, streamlining coordination with utilities and reducing project delays. These outputs are formatted for direct use by utility partners, fleet managers, and infrastructure developers.
- **Scalable, Phased Implementation Planning:** Our methodology supports phased deployment strategies that align with budget cycles, fleet procurement schedules, and evolving technology standards. This flexibility allows Orange County to scale its EV infrastructure investments over time while maintaining alignment with long-term sustainability goals.
- **Stakeholder-Ready Outputs:** The platform generates actionable insights and visualizations that can be shared across departments and with external partners, facilitating consensus-building and accelerating decision-making.
- **EV Market Intelligence:** Our PowerGuide tool includes a proprietary EV library with over 500 commercially available models, including detailed specifications and pricing data obtained directly from OEMs. This allows us to recommend vehicles that are not only technically viable but operationally suited to the County's needs—going beyond battery size to focus on real-world performance and availability.
- **Implementation Experience:** ICF's innovation extends beyond planning. We have supported cities like Laguna Beach and San Diego through the implementation of their EV transition plans, including infrastructure deployment, vendor selection, and utility coordination. This experience ensures that our recommendations are not only visionary but also actionable and grounded in practical execution.

This integrated, optimization-driven approach sets ICF apart from competitors offering isolated fleet or charging analyses. It also enables ICF to quickly draft charger recommendations, leaving more time for review and feedback from County stakeholders and enabling faster revisions. Ultimately, our methodology empowers Orange County to make informed, strategic decisions that balance cost, operational efficiency, and sustainability, delivering a future-ready EV infrastructure roadmap tailored to the County's unique needs.



Appendix A: Required Information and Forms



Appendix A: Required Information and Forms

SUBMIT WITH PROPOSAL

ADDENDUM ACKNOWLEDGEMENT FORM

Consultants must acknowledge receipt of addendums posted by Orange County before the RFP/RFQ deadline. Please initial for Addendums received.

Addendum No 1 Dated 10/24/2025, ICF confirms receipt

Addendum No 2 _____

Addendum No 3 _____



SUBMIT WITH PROPOSAL

Section I:	General Government and Administration
Policy 10.0:	Living Wage Contractor Policy
Reviewed by:	County Attorney/County Manager
Approved by:	County Manager
Original Effective Date:	April 21, 2016
Revisions:	August 1, 2016

Policy Statement

It is the policy of Orange County to ensure its employees, and all individuals who provide services for Orange County, are paid a living wage.

Purpose

To encourage all vendors and contractors to pay a living wage to all employees who perform work pursuant to a contract with Orange County.

Applicability

Applies to all Orange County contracts and purchases.

Policy

10.1 Living Wage

10.1.1 Orange County is committed to providing its employees with a living wage and encourages all contractors and vendors doing business with Orange County to pursue the same goal. Orange County's living wage is as reflected in the adopted Orange County Budget and as that budget document is amended from time to time. To the extent possible, Orange County recommends that contractors and vendors seeking to do business with Orange County provide a living wage to their employees.

10.1.2 Prior to final execution of a contract with Orange County all contractors and vendors seeking to do business with Orange County shall submit to the County's representative a statement indicating whether those employees who will perform work on the Orange County contract are paid at least the living wage amount set out above. If such employees do not make at least the living wage amount set out above the contractor or vendor shall indicate in the statement, the actual amount paid to such employees. For bid projects this statement should be submitted as part of the bid packet.

This policy may be reviewed annually and updated as needed by the Manager's Office

Acknowledged Receipt by: Janine Egler, Sr Contracts Administrator

Company Name: ICF Incorporated, LLC

Date: 10/27/2025



SUBMIT WITH PROPOSAL

STATE OF NORTH CAROLINA

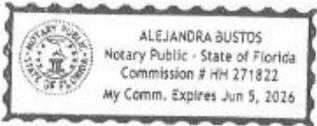
AFFIDAVIT

ORANGE COUNTY

I, Janine Egler (the individual attesting below), being duly authorized by and on behalf of
ICF Incorporated, LLC (the entity bidding on project hereinafter "Employer") after first being duly
sworn hereby swears or affirms as follows:

- Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS§64-25(5).
- Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
- Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
 - YES X, or
 - NO
- Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.
This 22 day of October, 2025

Janine Egler
Signature of Affiant
Print or Type Name: Janine Egler



State of North Carolina, _____ County
Signed and sworn to (or affirmed) before me, this the _____
day of _____, 20____.
My Commission Expires:

Notary Public

State of Florida
County of Lee
Sworn to (or affirmed) and subscribed before me by means
of Physical Presence, - OR - Online Notarization,
this 22nd day of October, 2025
(Date) (Month) (Year)
by Janine Egler
(Name of Affiant)
Alejandra Bustos (Seal)
(Signature of Notary Public - State of Florida)
Alejandra Bustos
(Name of Notary Public)

Personally Known _____ OR Produced Identification
Type of Identification Produced FLDUC



SUBMIT WITH PROPOSAL

ORANGE COUNTY NONDISCRIMINATION CERTIFICATION

The undersigned bidder or proposer hereby certifies and agrees that the following information is correct:

1. In preparing its enclosed bid or proposal, the undersigned bidder or proposer has considered all bids and proposals submitted from qualified, potential subcontractors and suppliers, and has not engaged in discrimination as defined in Section 12-52 of the Orange County Non-discrimination Ordinance.
2. Without limiting any other remedies that Orange County may have for a false certification, it is understood and agreed that, if this certification is false, such false certification will constitute grounds for Orange County to reject the bid or proposal submitted with this certification, and terminate any contract awarded based on such bid or proposal. It shall also subject the bidder or proposer to disqualification from participating in county contracts or bid processes for up to two years.
3. As a condition of contracting with Orange County, the undersigned bidder or proposer agrees to promptly provide to Orange County all information and documentation that may be requested by Orange County from time to time regarding the solicitation and selection of suppliers and subcontractors in connection with this solicitation process. Failure to maintain or failure to provide such information constitutes grounds for Orange County to reject the bid or proposal and to terminate, without penalty to Orange County, any contract awarded on such bid or proposal. All such information and documentation shall be maintained for a period of three years after the expiration of the contract.
4. As part of its bid or proposal, the undersigned bidder or proposer shall provide to Orange County a list of all instances within the past ten years where a complaint was filed or pending against bidder or proposer in a legal or administrative proceeding alleging that bidder or proposer discriminated against its subcontractors, vendors, suppliers, or commercial customers, and a description of the status or resolution of that complaint, including any remedial action taken.
5. As a condition of submitting a bid or proposal to Orange County the undersigned bidder or proposer agrees to comply with the Orange County Non-discrimination Ordinance. Falsification of this certification shall constitute a violation of the Orange



County Non-Discrimination Ordinance and shall be grounds for rejection of the bid or proposal or termination of an existing contract, without fault or further obligation to Orange County.

6. As a condition of submitting a bid or proposal to Orange County the undersigned bidder or proposer agrees that Orange County may consider the information submitted as part of this certification in its determination of the responsibility of the undersigned bidder or proposer. The undersigned bidder or proposer, as the case may be, waives the right to challenge the rejection of a bid or proposal when such rejection is based, in its entirety, on information submitted as part of this certification.

The bidder or proposer certifies the undersigned has full authority to sign on its behalf.

By: Janine Egler
Janine Egler, Sr Contracts Administrator
Printed Name and Title

On behalf of ICF Incorporated, LLC

Company or Corporate name



SUBMIT WITH PROPOSAL

Supplemental Vendor Information: HISTORICALLY UNDERUTILIZED BUSINESSES

Vendor Name: ICF Incorporated, LLC Date: 10/27/2025

Per G.S. 143-128.4, Historically Underutilized Businesses (HUBs) consist of minority, women and disabled business firms that are at least fifty-one percent (51%) owned and operated by an individual(s) who are members of the following groups: Black, Hispanic, Asian American, American Indian, Female, Disabled, Disadvantaged.

The Vendor shall respond to question No 1 and No 2 below.

1) Is Vendor a Historically Underutilized Business? Yes No

If yes, please select from the following:

- | Ethnicity: | Gender | Disabled |
|--|---------------------------------|------------------------------|
| <input type="checkbox"/> Black | <input type="checkbox"/> Male | <input type="checkbox"/> Yes |
| <input type="checkbox"/> Hispanic | <input type="checkbox"/> Female | <input type="checkbox"/> No |
| <input type="checkbox"/> Asian American | | |
| <input type="checkbox"/> American Indian | | |

2) Is Vendor Certified with North Carolina as a Historically Underutilized Business? Yes No

If so, state HUB classification: _____

Any questions concerning NC HUB certification, contact the [North Carolina Office of Historically Underutilized Businesses](#) at (919) 807-2330.



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[#thisisicf](https://www.instagram.com/thisisicf)

About ICF

ICF (NASDAQ:ICFI) is a global consulting services company with approximately 9,000 full-time and part-time employees, but we are not your typical consultants. At ICF, business analysts and policy specialists work together with digital strategists, data scientists and creatives. We combine unmatched industry expertise with cutting-edge engagement capabilities to help organizations solve their most complex challenges. Since 1969, public and private sector clients have worked with ICF to navigate change and shape the future.

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: January 20, 2026

**Action Agenda
Item No. 11-a**

SUBJECT: Durham Technical Community College Board of Trustees – Appointment Discussion

DEPARTMENT: Board of Commissioners

ATTACHMENT(S):

Recommendation
Application of Person Recommended
Applications of Other Applicants
Membership Roster
Applicant Interest List

INFORMATION CONTACT:

Clerk's Office, 919-245-2130

PURPOSE: To discuss an appointment to the Durham Technical Community College Board of Trustees.

BACKGROUND: Durham Technical Community College is governed by a Board of Trustees. Four (4) members of the Board are appointed by the governor, four (4) are appointed by the Durham County Board of Commissioners, four (4) are appointed by the Durham Public Schools Board of Education, and two (2) are appointed by the Orange County Board of Commissioners. Trustees serve four-year terms and set local policy for the College.

The following individual is recommended for Board consideration:

NAME	POSITION DESCRIPTION	TYPE OF APPOINTMENT TERM	EXPIRATION DATE
Emilee Collins	BOCC Appointee	Partial Term	06/30/2028

If the position listed above is filled, no vacancies remain.

FINANCIAL IMPACT: There is no financial impact associated with this item.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GUIDING PRINCIPLE – INCLUSIVITY AND ENGAGEMENT**
We foster an environment in which all are welcomed, represented, and empowered to participate in and feel connected to their community.
- **GUIDING PRINCIPLE – DEDICATION AND RESPECT**

We commit to our roles in public service and organizational excellence by fostering the skills, talents, and innovation of our residents, employees, volunteers, and boards needed to carry out this work.

RECOMMENDATION(S): The Manager recommends that the Board discuss and consider approval of an appointment to the Durham Technical Community College Board of Trustees.



Office of the President

December 5, 2025

Commissioner Jean Hamilton, Chair
Commissioner Amy Fowler, Vice-Chair
Orange County Board of Commissioners
300 W. Tryon St.
Hillsborough, NC 27278

Dear Chair Hamilton and Vice-Chair Fowler:

I am writing on behalf of the Durham Technical Community College Board of Trustees to recommend and respectfully request the appointment of Ms. Emilee Collins to fill the unexpired term of Ms. Janet Hadar on the Durham Tech Board. Ms. Hadar is moving to Alabama to serve as the COO of the University of Alabama at Birmingham Health System. Her appointment to our board ends June 30, 2028.

Ms. Collins is a commercial broker with Picket Sprouse Commercial Real Estate, where she focuses on industrial and office projects in the I-85 Corridor spanning the Triangle and Triad. As you may know, she was the broker on the property that CITEL America purchased for their North American headquarters.

In addition to her role at Picket Sprouse, Ms. Collins serves as the chair of Orange County's Economic Development Advisory Board and as a member of the Durham Tech Foundation Board of Directors. In her capacity on the Foundation Board, Ms. Collins sits on the Durham Tech Properties Board, which is leading the development of the College's affordable housing initiative. Other community contributions include service on the UNC Hospital Hillsborough Campus Leadership Team, a member of the Urban Land Institute and a member of the Board of Directors for the Hillsborough/Orange Chamber of Commerce among others.

In her professional and volunteer roles, Ms. Collins has experience with Durham Tech, with Orange County employers, and with workforce and economic development efforts in Orange County and the greater Triangle. She has also shown a deep commitment to our students: leading an organizational food drive for the College's food pantry - prior to her joining our Foundation Board. Ms. Collins would bring awareness, knowledge, relationships, and commitment that would add significant value to the College's Board of Trustees.

Thank you for your consideration of Ms. Collins as an appointment by the Orange Board of County Commissioners. Please do not hesitate to contact me with any questions or if I can provide additional information.

Regards,

A handwritten signature in blue ink that reads 'Pat Ashley'.

Pat Ashley, Chair

cc: Orange County Commissioners Bedford, Carter, Greene, McKee, Portie-Ascott
Gracie Johnson-Lopez, Vice-Chair, Durham Tech Board of Trustees
J.B. Buxton, President

Volunteer Application Orange County Advisory Boards and Commissions

Name: Mrs. Emilee Collins
Name Called:
Home Address: 267 Hidden Valley Way
 Hillsborough NC 27278
Phone: 919-730-7040
Email: emilee@emileecollins.com
Year of OC Residence: 1996
Township of Residence: Cedar Grove
Zone of Residence: County
Gender Identity: Female
Ethnic Background: White
Age Range: 35-59

Community Activities/Organizational Memberships:

Durham Tech Foundation Board Member NC-CCIM Member (Commercial Real Estate Association) TCAR Triangle Commercial Association of REALTORS Member Hillsborough Chamber of Commerce Board Member Alamance Chamber of Commerce Member Orange County Economic Development Advisory Board Member UNC Hospital Hillsborough Leadership Team

Past Service on Orange County Advisory Boards:

Orange County Economic Development Advisory Board

Boards/Commissions applied for:

Durham Technical Community College Board of Trustees

Please explain how your background, education and experience is relevant to this board

Most of my commercial real estate work is focused right here in Orange County. I'm deeply invested in understanding our local labor market, educational opportunities, business climate, and economic trends so I can best serve my clients; both small business owners and investors. My involvement with the Hillsborough Chamber of Commerce, the Durham Tech Foundation, and the Orange County Economic Development Advisory Board keeps me closely connected to the people and progress shaping our community.

Please explain your reasons for wanting to serve on this board

I'm committed to strengthening workforce development through strong partnerships with our community college, ensuring we can support existing businesses as well as those relocating or expanding into our area. Durham Tech is vital in maintaining a competitive talent pipeline for Orange County. My service on the Durham Tech Foundation Board positions me to be an immediate and valuable asset to the Board of Trustees.

How would your participation on this board contribute to the diversity of viewpoints?

I work in the private sector, and as a female leader deeply engaged in the Orange County business community, I'm committed to contributing a strong and balanced perspective.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

Boards/Commissions appointments:

Economic Development Advisory Board (REQUIRES DISCLOSURE STATEMENT)

Application Date: 1/17/2024

Background, education and experience relevant to this board:

I have a professional background in lending, investing, commercial and residential real estate. I have served in leadership positions on many boards and committees. I have completed leadership development training and have completed advanced coursework in

Reasons for wanting to serve on this board:

Having lived and worked in Orange County for the past twenty plus years, I am committed to giving back to the community that I hope will prosper for generations to come. With a focus on understanding the objective and mission of the Board, I want to help

Conflict of Interest:

Other Comments:

Applied for Economic Development Advisory Board 1/17/2024 8:32:58 PM

This application was current on: 11/24/2025 2:15:51 PM

Date Printed: 12/1/2025

Volunteer Application Orange County Advisory Boards and Commissions

Name: Mr. Christopher Barnes
Name Called:
Home Address: 7121 Compton Road
 Cedar Grove NC 27231
Phone: 919-631-6311
Email: hunterpther2014@gmail.com
Year of OC Residence: 2002
Township of Residence: Cedar Grove
Zone of Residence: County
Gender Identity: Male
Ethnic Background: White
Age Range: 35-59

Community Activities/Organizational Memberships:

Chair of Judicial District 18 Officer Nominating Committee
 Caldwell Wounded Warrior Project Volunteer
 Volunteer for Justice Is Blind Clerkship
 Legal Aid Volunteer
 Indigent defense representative review board member
 Volunteer Counsel for Empowerment in Orange County
 As an immigration law practitioner, I represent hundreds of immigrant survivors of violent crime and human trafficking

Past Service on Orange County Advisory Boards:

N/A

Boards/Commissions applied for:

Human Relations Commission

Background, education and experience relevant to this board:

As a former ESL and Spanish teacher and current owner of a local immigration law practice, I can relate and provide context to the challenges facing immigrants and people of color in our community.

Reasons for wanting to serve on this board:

I want to be more involved in my community and bring my unique insight and experiences to serve.

Contribution to the diversity of viewpoints on this board:

Coming from Eastern NC and having lived in Mexico, Costa Rica, and Spain for long amounts of time, I can provide unique insight and bridge gaps between United States citizens as well as documented and undocumented immigrants.

Conflict of Interest:

Board of Social Services**Background, education and experience relevant to this board:**

I work directly with survivors of human trafficking and violent crime. I have worked directly with Orange County DSS by ensuring that immigrants are not afraid to participate in investigations that will liberate survivors from their abusers/traffickers to promote their security and improve their quality of life.

Reasons for wanting to serve on this board:

To provide insight to the board and offer my perspective having seen first-hand the benefits of trusting DSS and fully participating in these services.

Contribution to the diversity of viewpoints on this board:

Coming from Eastern NC and having lived in Mexico, Costa Rica, and Spain for long amounts of time, I can provide unique insight and bridge gaps between United States citizens as well as documented and undocumented immigrants.

Conflict of Interest:**Durham Technical Community College Board of Trustees****Background, education and experience relevant to this board:**

As a former educator and community college graduate (Nash Community College-2002), I am an advocate for community colleges. I had a great experience in the community college process. That experience helped mold me into the hard worker that I am and propelled me to higher education to a four-year university and law school.

Reasons for wanting to serve on this board:

As a former educator and community college graduate (Nash Community College-2002), I am an advocate for community colleges. I had a great experience in the community college process. That experience helped mold me into the hard worker that I am and propelled me to higher education to a four-year university and law school.

Contribution to the diversity of viewpoints on this board:

By promoting my ideas and hoping to encourage the board to provide education to undocumented immigrants and immigrants in line with options for legal status at more affordable pricing.

Conflict of Interest:**Boards/Commissions appointments:****Other Comments:**

This application was current on: 2/8/2023 8:10:40 AM

Date Printed: 2/9/2023

Volunteer Application Orange County Advisory Boards and Commissions

Name: Alexander Fowler
Name Called:
Home Address: 7006 Shale Loop
 Mebane NC 27302
Phone: 919-368-7661
Email: fowlera29@gmail.com
Year of OC Residence: 2023
Township of Residence: Cheeks
Zone of Residence: Town of Mebane City Limits
Gender Identity: Male
Ethnic Background: White
Age Range: 18-34

Community Activities/Organizational Memberships:

Member of St. Matthew s Episcopal Church, Hillsborough.

Member of the American Bar Association.

Professional Experience: Corporate Counsel with national corporation HQ in Raleigh since 2022 (co-manages internal investigations); Discrimination Investigator with the NCDOL 2021-2022.

Past Service on Orange County Advisory Boards:

N/A

Boards/Commissions applied for:

Human Relations Commission

Please explain how your background, education and experience is relevant to this board

I handle employment discrimination complaints daily in my current job and directly investigated wrongful termination complaints in my prior job.

Please explain your reasons for wanting to serve on this board

I have always wanted to serve on a community organization. My wife and I have now put down roots in Orange County and I am wanting to get more involved with community issues. Serving on this board would give me the ability to exercise my skills by contributing to the needs of the county.

How would your participation on this board contribute to the diversity of viewpoints?

I have served the people of the state of NC in an impartial, adjudicatory capacity, and now defend the interests of a business. I am adept at considering all sides of any particular situation.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

If a complaint involved one of my company s employees, I would need to recuse myself.

Durham Technical Community College Board of Trustees

Please explain how your background, education and experience is relevant to this board

I am an in-house attorney by trade. My mother recently retired as an NC public school teacher, serving for 29 years. My father works in the business office of Surry Community College and has been in that position since the 2000s. My uncle and aunt are both department chairs at an NC community college. My uncle has been the past-president of the North Carolina Community College Faculty Association.

Please explain your reasons for wanting to serve on this board

I understand the value of community college and vocational learning. I have taken a continuing education course at DTCC and have been living in Durham/Orange County since 2021. I would like to promote college education in the county in which we have put down roots.

How would your participation on this board contribute to the diversity of viewpoints?

I am under 30 and understand the desires of young students/young professionals.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?**Orange Unified Transportation Board****Please explain how your background, education and experience is relevant to this board**

I am adept at negotiations, reviewing contracts, and performing legal research, as my day-to-day job as an in-house attorney involves completing those tasks daily. My perspective as an attorney would be valuable to this team.

Please explain your reasons for wanting to serve on this board

I am a public transit user and use it as much as possible when I travel. I am particularly interested in this topic, and believe that our county needs to be focused on transit as a priority item.

How would your participation on this board contribute to the diversity of viewpoints?

I am under 30 and am committed to expanding public transit/alternative transit as our county continues to grow.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?**Boards/Commissions appointments:****Other Comments:**

This application was current on: 2/7/2024 8:47:44 AM

Date Printed: 2/7/2024

Volunteer Application Orange County Advisory Boards and Commissions

Name: Mr. Tal Frankfurt
Name Called:
Home Address: 702 Old School Rd.
 Chapel Hill NC 27516
Phone: 901-302-7120
Email: tal.frankfurt@gmail.com
Year of OC Residence: 2024
Township of Residence: Chapel Hill
Zone of Residence: County
Gender Identity: Male
Ethnic Background: Other
Age Range: 35-59

Community Activities/Organizational Memberships:

I moved to Orange County from Asheville a year ago. In Asheville I served as a commissioner on the downtown commission for two years.
 I am a tech entrepreneur and I am the CEO of Cloud for Good, a technology consulting firm focusing on non-profit and higher education institutions.

Past Service on Orange County Advisory Boards:

None at the moment. I previously served on the Asheville Downtown Commission.

Boards/Commissions applied for:

Economic Development Advisory Board (REQUIRES DISCLOSURE STATEMENT)

Please explain how your background, education and experience is relevant to this board

I have spent the past fifteen years leading Cloud for Good, a technology consulting firm that helps organizations leverage digital tools to drive economic and social impact. Through this work, I've built and scaled a company that partners with leading higher education institutions, nonprofits, and government organizations across North America; experiences that have given me a deep understanding of workforce development, innovation ecosystems, and the intersection between business growth and community well-being.

In addition to building a nationally recognized business headquartered in North Carolina, I have worked closely with universities and training programs to grow local talent pipelines and create sustainable, inclusive job opportunities. This combination of entrepreneurial, technological, and civic experience directly aligns with the mission of the Economic Development Advisory Board.

Please explain your reasons for wanting to serve on this board

I believe that economic growth and community impact go hand in hand. Serving on this board would allow me to contribute my experience in building scalable organizations and partnerships to strengthen Orange County's innovation economy and local business climate. I am particularly interested in supporting strategies that attract mission-driven businesses, foster workforce development, and ensure that our economic growth benefits all residents.

Having relocated my business and family to the Triangle, I am invested in helping this community continue to thrive and in ensuring that Orange County remains a model for inclusive

and sustainable economic development.

How would your participation on this board contribute to the diversity of viewpoints?

My perspective combines the lens of a technology entrepreneur, an immigrant, and a leader in the social impact sector. I bring an understanding of how purpose-driven organizations can be engines for both innovation and equity, and how public-private collaboration can strengthen communities.

By serving on the board, I hope to offer a unique voice that bridges business strategy, social responsibility, and technology-driven growth—helping ensure that Orange County’s economic development reflects a diversity of industries, experiences, and values.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

Durham Technical Community College Board of Trustees

Please explain how your background, education and experience is relevant to this board

As the founder and CEO of Cloud for Good, a technology consulting firm that partners with leading colleges, universities, and nonprofits, I have spent the past fifteen years focused on how education and workforce readiness can transform lives. My company has implemented digital solutions for numerous higher education institutions, helping them improve student engagement, alumni relations, and workforce pathways.

I have also built apprenticeship and talent development programs designed to create equitable access to technology careers—work that aligns closely with the mission of community colleges. My experience leading a business that bridges education, technology, and workforce development gives me practical insight into how Durham Tech can strengthen student outcomes and regional economic vitality.

Please explain your reasons for wanting to serve on this board

Durham Tech plays a critical role in preparing the Triangle’s™ workforce and expanding opportunity for local residents. I believe my experience developing partnerships between employers and educators can help advance that mission.

Serving on this board would allow me to contribute to shaping programs that connect students with in-demand skills and meaningful employment, particularly in emerging technology and social impact sectors. I am passionate about ensuring that the region’s™ economic growth includes pathways for all learners to participate and succeed.

How would your participation on this board contribute to the diversity of viewpoints?

I bring the perspective of a technology entrepreneur who has built a purpose-driven business and collaborated with hundreds of educational institutions across North America. As an immigrant and someone who believes strongly in the power of inclusive opportunity, I approach decision-making with both a global and community-centered mindset.

My participation would add the viewpoint of an employer deeply engaged in aligning workforce needs with educational outcomes—ensuring the board continues to balance academic excellence with the real-world demands of a changing economy.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

Boards/Commissions appointments:

Other Comments:

This application was current on: 10/7/2025 10:28:59 AM

Date Printed: 10/7/2025

Volunteer Application Orange County Advisory Boards and Commissions

Name: Camila Hargett
Name Called:
Home Address: 6647 Wilson Rd.
 Durham NC 27712
Phone: 919-699-4116
Email: ch@intelconsultingllc.com
Year of OC Residence: 2007
Township of Residence: Eno
Zone of Residence: County
Gender Identity: Female
Ethnic Background: Hispanic
Age Range: 35-59

Community Activities/Organizational Memberships:

Ridgecrest Baptist church (member), Umstead Pines Golf and Swimming Club (member).

Past Service on Orange County Advisory Boards:

This would be my first time serving.

Boards/Commissions applied for:

Durham Technical Community College Board of Trustees

Please explain how your background, education and experience is relevant to this board

With my experience developing a business in the U.S., I can bring valuable insights and innovative strategies to the community college. I can assist in improving financial management and resource optimization. My background will help with strategic planning and community engagement, offering fresh perspectives on curriculum development. Additionally, with my international experience abroad I can enhance global outreach and create opportunities for international collaboration and student exchanges.

Please explain your reasons for wanting to serve on this board

Use my skills and talents to serve my community.

How would your participation on this board contribute to the diversity of viewpoints?

My approach to global outreach and collaboration can help the college foster a more inclusive and globally-minded environment.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

I believe I have no conflict of interest here. However, I must disclose that I have two nieces currently study there.

Economic Development Advisory Board (REQUIRES DISCLOSURE STATEMENT)

Please explain how your background, education and experience is relevant to this board

In a voluntary position on the economic development advisory board, I could help by leveraging my business experience to provide practical insights into economic strategies and development initiatives. I can assist in identifying opportunities for growth and innovation, drawing from my experience in building and managing a successful business. My background can also aid in creating effective partnerships and fostering community development. Additionally, I can contribute to evaluating economic trends and crafting policies that support sustainable economic growth.

Please explain your reasons for wanting to serve on this board

Use my skills and talents to serve my community.

How would your participation on this board contribute to the diversity of viewpoints?

I can contribute to the diversity of viewpoints by bringing a unique perspective shaped by both international and domestic business practices.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

I believe I have no interest or conflicts here. Would having a business of my own be a conflict of interest? I believe my business expertise can help here.

Orange County Housing Authority

Please explain how your background, education and experience is relevant to this board

I could contribute by applying my business experience to improve housing programs and strategies. I can help streamline processes, enhance financial management, and develop effective policies for housing development and affordability. My background allows me to identify innovative solutions for community needs and build strong partnerships. Additionally, I can assist in evaluating housing trends and ensuring that programs align with the county's economic and social goals.

Please explain your reasons for wanting to serve on this board

Use my skills and talents to serve my community.

How would your participation on this board contribute to the diversity of viewpoints?

My experiences navigating different markets and cultures can provide fresh insights into strategic planning and problem-solving. I can offer diverse ideas on curriculum development and community engagement, enriching discussions with a broader range of perspectives.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

Boards/Commissions appointments:

Other Comments:

This application was current on: 8/6/2024 8:02:46 PM

Date Printed: 8/21/2024

Volunteer Application Orange County Advisory Boards and Commissions

Name: Dr Fayaz Khazi
Name Called:
Home Address: 206 Whirlaway Lane
Chapel Hill NC 27516
Phone: 301-580-8363
Email: fayazkhazi@icloud.com
Year of OC Residence: 2017
Township of Residence: Chapel Hill
Zone of Residence: County
Gender Identity: Male
Ethnic Background: Asian American
Age Range: 35-59

Community Activities/Organizational Memberships:
None.

Past Service on Orange County Advisory Boards:
None

Boards/Commissions applied for:

Durham Technical Community College Board of Trustees

Background, education and experience relevant to this board:

I have a doctoral degree in Molecular Genetics and over 15+ years of experience working within or running research driven companies. Such responsibilities have necessitated me to develop a network of academic collaborators across the world. I hope to bring not only my academic training, but also the hands-on experience in future workforce training, university and industry engagement, grants and funding resources.

Reasons for wanting to serve on this board:

I previously collaborated with and mentored Montgomery College in Germantown MD to build their programs to nurture students for a career in life sciences. I have worked with the University of MD along similar lines. In NC, I am currently engaged in multiple activities with NCSU. I believe I have ideas and the necessary experience to help DTCC thrive as it continues to serve its residents.

Contribution to the diversity of viewpoints on this board:

I bring a global perspective to identify local opportunities. As a leader in the technology industry, I am well aware of the trends and have the ability to guide DTCC in the right direction.

Conflict of Interest:

Agricultural Preservation Board**Background, education and experience relevant to this board:**

I am an scientist-entreprenuer in the area of agriculture and food and have served this industry for over 15yrs. Over the years, I have developed the expertise, insight and a practical appreciation for the farm, farmer, the community and the environment. If chosen, I look forward to bringing my expertise and network in this area to assess, analyze and resolve issues and explore opportunities for the benefit of the citizens of Orange County. I have a BS in Agriculture and a PhD in Plant Biology.

Reasons for wanting to serve on this board:

As a member of the community, I have always wanted to participate and contribute, but never could make the time. Recently, I made a decision to consciously make changes to my life and not let work take over. Importantly though, I do have the relevant education and the life experience that this Board could benefit from.

Contribution to the diversity of viewpoints on this board:

I hope to bring viewpoints based on facts, science and real world business experience to the board.

Conflict of Interest:**Boards/Commissions appointments:****Other Comments:**

This application was current on: 9/10/2022 2:36:38 PM

Date Printed: 9/12/2022

Volunteer Application Orange County Advisory Boards and Commissions

Name: Tiffney Marley
Name Called:
Home Address: 316 Sea Trail St.
 Hillsborough NC 27278
Phone: 919-414-9071
Email: tiffney.marley@gmail.com
Year of OC Residence: 2023
Township of Residence: Hillsborough
Zone of Residence: Hillsborough Town Limits
Gender Identity: Female
Ethnic Background: African American
Age Range: 35-59

Community Activities/Organizational Memberships:

Chapel Hill Carrboro Alumnae Chapter, Delta Sigma Theta, Inc. and NCNW, Durham Section

Past Service on Orange County Advisory Boards:

Human Relations Commission, Hillsborough Planning Board, and Durham Technical Community College Board of Trustees

Boards/Commissions applied for:

Human Relations Commission

Please explain how your background, education and experience is relevant to this board

I have past experience on the Orange County HRC and would welcome an opportunity to advise and support efforts that help to center equity, access, and well-being for all of Orange County's citizens. Professionally, I work for a national anti-poverty network which envisions and equitable and just society for all people and works with grassroots organizations to achieve this goal.

Please explain your reasons for wanting to serve on this board

I am interested in serving on any of the identified boards because I feel it my responsibility as a citizen of Hillsborough and Orange County to fulfill my civic responsibility through service. I have lived in Orange County for 8 years in the past and I love the county and its people and am invested in doing my small part to make it better for everyone.

How would your participation on this board contribute to the diversity of viewpoints?

My hope is that my viewpoint, would add an additional lens that includes one that centers the voice of persons with lived experience, persons from diverse cultures and ethnicities, and gender diversity. I believe in the power of diverse perspectives and am sure that my viewpoint will be unique and one that will hopefully fuel inquiry, belonging, greater impact for the opportunity that I am appointed to.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

None

Durham Technical Community College Board of Trustees**Please explain how your background, education and experience is relevant to this board**

I have 13+ years of higher education experience and have deep understanding about the role that a high quality education plays in accelerating the career and overall well-being of individuals. North Carolina's Community Colleges are its best kept secret and as a board of trustee member, I will support leadership's efforts to manage an impact, accountable college and amplify opportunities for all people to have access to education and skills needed to advance professionally and personally.

Please explain your reasons for wanting to serve on this board

I am interested in serving on any of the identified boards because I feel it my responsibility as a citizen of Hillsborough and Orange County to fulfill my civic responsibility through service. I have lived in Orange County for 8 years in the past and I love the county and its people and am invested in doing my small part to make it better for everyone.

How would your participation on this board contribute to the diversity of viewpoints?

My hope is that my viewpoint, would add an additional lens that includes one that centers the voice of persons with lived experience, persons from diverse cultures and ethnicities, and gender diversity. I believe in the power of diverse perspectives and am sure that my viewpoint will be unique and one that will hopefully fuel inquiry, belonging, greater impact for the opportunity that I am appointed to.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

None

Boards/Commissions appointments:**Other Comments:**

Served on HRC from 2009-2015. Moved out of county and has now moved back.

This application was current on: 12/7/2023 5:32:02 AM

Date Printed: 12/7/2023

Volunteer Application Orange County Advisory Boards and Commissions

Name: Ms. Jennifer Phillips
Name Called:
Home Address: 435 West Tryon Street
Hillsborough NC 27278
Phone: 212-366-6728
Email: jnnfrphllps@gmail.com
Year of OC Residence: 2015
Township of Residence: Hillsborough
Zone of Residence: Hillsborough Town Limits
Gender Identity: Female
Ethnic Background: White
Age Range: 35-59

Community Activities/Organizational Memberships:

I moved to Hillsborough in 2015 and was able to transfer my out-of-state job in higher education to a remote position. At this time, I continue working as the Director of Learning Technologies in Academic Affairs at a private art college in New York. I recognize the disconnect with the community college landscape, but this career decision was a worthwhile option for a single mother of a one year old. In recent years, I've been pursuing an EdD in Entrepreneurial Leadership in Education at Johns Hopkins University (also remote), which I will complete in 2023. I chose this learning path because many traditional approaches to higher education are not working, and I believe we must be open to exploring new possibilities based on sound research while also doing a better job listening to our community members. My ultimate goal in moving back to the South was to support local education, and this was a step I felt I needed to take in support of this lifelong goal.

Pursuing the degree, working full-time, and raising my daughter has not left me with much time in recent years for community activities. However, upon completion of the EdD program, I intend to use all the time I have spent researching and writing my dissertation to support our local education systems.

I believe that community colleges often provide amazing examples of transforming student learning while navigating a scarcity of resources. This is a space in which many are exploring ways to better plug into the local economy to strengthen pipelines to employment and explore stackable credentials to foster lifelong learning. Taking a more holistic approach to education also provides opportunities to engage with local families and find ways to support residents at different stages throughout their lives. Additionally, building better community-based professional development and support programs for faculty is essential. Effective implementation of new technologies can support all of these areas, but only when one first understands the issues that local stakeholders face and

takes a human-centered approach to implementation.

I hope to join the Durham Technical Community College Board of Trustees to engage with current projects and support DTCC in ongoing improvement through this next era of higher education. Hillsborough is my home and I m surrounded by friends and family in the area. I want to do everything I can to foster health and wellness throughout our community, and my background provides me with the skills to accomplish this through education.

Past Service on Orange County Advisory Boards:

N/A

Boards/Commissions applied for:

Durham Technical Community College Board of Trustees

Background, education and experience relevant to this board:

I have worked in higher education since 2007. I earned my MA in Communication and Education at Teachers College, Columbia University in 2012. I then founded a teaching and learning center at the college where I was working and have pursued many improvement projects as the Director of Learning Technologies. In recent years, I have been working toward earning an EdD in Entrepreneurial Leadership in Education. Much of my research is on designing and implementing community-based change initiatives.

Reasons for wanting to serve on this board:

I believe that community colleges provide the best opportunities in the higher education ecosystem to support students at risk through innovative programming and community partnerships.

Contribution to the diversity of viewpoints on this board:

I have worked in education and technology for roughly fifteen years and my prior work was in the visual design industry – both of which used design thinking strategies to inform human centered approaches to problem solving. I would hope to bring my experience into the group and also learn from other board members with a skill set deeply grounded in collaboration.

Conflict of Interest:

Boards/Commissions appointments:

Other Comments:

This application was current on: 11/10/2022 11:37:22 PM

Date Printed: 11/11/2022

Volunteer Application Orange County Advisory Boards and Commissions

Name: Mr. Clarence Potter
Name Called:
Home Address: 465 Ford Rd.
 Chapel Hill NC 27516
Phone: 919-210-864
Email: wpotter@carrboronc.gov
Year of OC Residence: 2019
Township of Residence: Bingham
Zone of Residence: County
Gender Identity: Male
Ethnic Background: White
Age Range: 35-59

Community Activities/Organizational Memberships:

Community Activities

Fire Chief and Emergency Manager, Town of Carrboro
 Technology Council, International Association of Fire Chiefs
 Data Exchange for the Fire Service Technical Committee, NFPA
 Fire Reporting Technical Committee, NFPA
 Emergency Medical Services Peer Review Committee
 Advisory Board, CHCCS Fire and EMT Program
 Orange County Local Emergency Planning Committee

Organizational Memberships:

North Carolina Association of Fire Chiefs
 International Association of Fire Chiefs
 National Fire Protection Association
 Orange County Chiefs Association
 International Association of Arson Investigators
 North Carolina Local Government Information Systems Association
 International Association of Emergency Managers
 North Carolina Emergency Management Association

Past Service on Orange County Advisory Boards:

N/A

Boards/Commissions applied for:

Durham Technical Community College Board of Trustees**Please explain how your background, education and experience is relevant to this board**

My engagement with Durham Technical Community College (DTCC) coursework began during my high school tenure at Chapel Hill High School, where I was dually enrolled for my junior and senior years. During this period, I successfully completed several automotive courses. Furthermore, I pursued and achieved fire certification through DTCC while serving as a Junior Firefighter at the New Hope Fire Department. Over the years, I have also completed Emergency Medical Technician (EMT) training and various continuing education courses in emergency medical services. My twenty-year career in the fire service in Orange County has involved continuous professional development, utilizing DTCC's Human Services and Public Safety programs. The certifications I have earned through these programs include, but are not limited to, Firefighter Certification, Technical Rescuer, Driver Operator, and Fire Officer certifications.

Please explain your reasons for wanting to serve on this board

As a local Fire Chief, I have a direct and vested interest in the continued success of Durham Technical Community College (DTCC). Our department regularly hosts and utilizes DTCC-administered classes for departmental training. Furthermore, we frequently recruit and hire personnel who have received certifications through DTCC. The college serves a vital role as a pipeline for qualified professionals in fire and emergency services. Beyond my professional capacity, as a parent in Orange County, I am passionate about the educational and career opportunities that the community college system, particularly DTCC, provides to our local youth.

How would your participation on this board contribute to the diversity of viewpoints?

As outlined above, my extensive involvement with Continuing Education programs, which includes serving on the advisory board for the Fire and EMT curriculum within the Chapel Hill-Carrboro School System's Career and Technical Education (CTE) program, provides unique experience and valuable insight into the delivery and effectiveness of technical education programs.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?**Boards/Commissions appointments:****Other Comments:**

This application was current on: 12/9/2025 8:13:25 AM

Date Printed: 12/12/2025

Volunteer Application Orange County Advisory Boards and Commissions

Name: Mr Eric Raznick
Name Called:
Home Address: 1913 East Chapman Court
 Hillsborough NC 27278
Phone: 415-370-3257
Email: eraznick@gmail.com
Year of OC Residence: 2015
Township of Residence: Hillsborough
Zone of Residence: County
Gender Identity: Male
Ethnic Background: White
Age Range: 35-59

Community Activities/Organizational Memberships:

I retired last year. I occasionally volunteer for the Food Bank (could do a lot more). I am a member of the Sportsplex to use the fitness center.

Past Service on Orange County Advisory Boards:

I have never served on a board in Orange County

Boards/Commissions applied for:

Orange County Parks and Recreation Council

Background, education and experience relevant to this board:

I worked in California Community Colleges for over 30 years as an IT manager. I attended public meetings and was involved in numerous construction projects. I reviewed project documents and worked architects and construction teams to update buildings and infrastructure.

Reasons for wanting to serve on this board:

I am very interested in parks and outdoor spaces! I take daily walks and enjoy the numerous outdoor activities in our area. When my kids were growing up, my family was very involved with the local sports leagues and relied on day camps, etc. I know that parks and recs are a great public recourse!

Contribution to the diversity of viewpoints on this board:

I have always worked with a very diverse group of people and have always leaned much from people who come from other backgrounds. I spent decades collaborating with teams of people to achieve goals to serve the public.

Conflict of Interest:

Hillsborough Planning Board**Background, education and experience relevant to this board:**

I worked in California Community Colleges for over 30 years as an IT manager. I attended public meetings and was involved in numerous construction projects. I reviewed project documents and worked architects and construction teams to update buildings and infrastructure.

I am currently a member of the Churton Grove HOA team that evaluates proposals for new construction in the development.

Reasons for wanting to serve on this board:

I love Hillsborough! I am very interested in the local history and care about how changes are affected to the town.

Contribution to the diversity of viewpoints on this board:

I have always worked with a very diverse group of people and have always learned much from people who come from other backgrounds. I spent decades collaborating with teams of people to achieve goals to serve the public.

Conflict of Interest:**Durham Technical Community College Board of Trustees****Background, education and experience relevant to this board:**

I retired last year from a 30 year career working in California Community Colleges. I worked as an IT manager and CTO in 3 different districts. I often attended board meetings and have made presentations to the board on IT related topics. I have also been part of the accreditation process, writing sections of the reports and responding to site visits.

Reasons for wanting to serve on this board:

I think community colleges are very important and I have a lot of experience in working in higher education.

Contribution to the diversity of viewpoints on this board:

I have always worked with a very diverse group of people and have always learned much from people who come from other backgrounds. I spent decades collaborating with teams of people to achieve goals to serve the public.

Conflict of Interest:**Boards/Commissions appointments:****Other Comments:**

This application was current on: 7/16/2022 4:58:30 PM

Date Printed: 7/18/2022

Volunteer Application Orange County Advisory Boards and Commissions

Name: Dr. Prakash Sista
Name Called:
Home Address: 302 Pitch Pine Ln.
 Chapel Hill NC 27514
Phone: 919-949-7795
Email: peetmisc@gmail.com
Year of OC Residence: 2002
Township of Residence: Chapel Hill
Zone of Residence: C.H. City Limits
Gender Identity: Male
Ethnic Background: Asian American
Age Range: 60+

Community Activities/Organizational Memberships:

Life Member of Hindu Society of NC

Past Service on Orange County Advisory Boards:

None

Boards/Commissions applied for:

Adult Care Home and Nursing Home Community Advisory Committee

Please explain how your background, education and experience is relevant to this board

My training as a PhD in microbiology and my career/background as a clinical research scientist in the pharmaceutical healthcare field may provide unique perspectives to the activity of this Board's deliberations of Adult Home and Nursing care.

Please explain your reasons for wanting to serve on this board

I have experienced closely, the trials and tribulations of elder care at home and in the Nursing home, for my 90-yr old mother. The challenges are unique and opened my awareness to how complex the issues are and therefore have resolved to volunteer my services in this area.

How would your participation on this board contribute to the diversity of viewpoints?

I believe that my perspectives as a scientist can provide a measure of objectivity and scientific method in problem solving challenges that must occupy this Advisory Board.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

Advisory Board on Aging

Please explain how your background, education and experience is relevant to this board

My background and training is perhaps less important for this role, but I believe that my age of 68 is more relevant to perspectives that I could bring to this Board

Please explain your reasons for wanting to serve on this board

My own aging and my perspectives as a clinical researcher could provide different perspectives to the activity of this Board

How would your participation on this board contribute to the diversity of viewpoints?

As stated above, I would bring perspectives shaped by my many decades of scientific research and scientific methods to this Board's deliberations.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

Durham Technical Community College Board of Trustees

Please explain how your background, education and experience is relevant to this board

My advanced graduate degree gives me the credentials to contribute to this education-centric Board activity. I also have been active in the sphere of Biotechnology for the last several decades and can provide unique biotech-industry perspectives to the deliberations of the Board.

Please explain your reasons for wanting to serve on this board

My goal is to volunteer to the cause of educating for the future and apply my skills for the betterment of education.

How would your participation on this board contribute to the diversity of viewpoints?

My participation would contribute to the diversity of viewpoints as I am a foreign-born and educated citizen-scientist that can bring unique perspectives to the table and discussions.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

Boards/Commissions appointments:

Other Comments:

This application was current on: 12/31/2023 9:23:08 AM

Date Printed: 1/2/2024

Volunteer Application Orange County Advisory Boards and Commissions

Name: Mr. Robert Zurek
Name Called:
Home Address: 204 Farm Gate Dr.
 Hillsborough NC 27278
Phone: 617-331-8289
Email: bobzurek@gmail.com
Year of OC Residence: 2018
Township of Residence: Eno
Zone of Residence: County
Gender Identity: Male
Ethnic Background: White
Age Range: 60+

Community Activities/Organizational Memberships:

Before moving to Orange County NC I served on the parks and recreation board for the town of Boxborough, MA for > 4 years helping to expand a variety of parks and recreation offerings to the community. I have also served on the board for the cable committee as well as the technology committee for the town. In addition to serving these boards, I also am a certified Therapy Dog Handler through Therapy Dog International and have provided over 250 hours of volunteer time to hospitals and universities. I am a member of Infragard a collaboration between the FBI and businesses in the US as well as a graduate of the FBI Citizens Academy.

Past Service on Orange County Advisory Boards:

None

Boards/Commissions applied for:

Orange County Parks and Recreation Council

Please explain how your background, education and experience is relevant to this board

Bachelors of Science degree in Earth Sciences from the University of New Hampshire at Keene. Served over 4 years on the town of Boxborough, MA recreation committee before moving to Orange County. Volunteer therapy dog handler with over 250 hours of volunteer time at a variety of hospitals in MA.

Please explain your reasons for wanting to serve on this board

Primary reason is to help the community when it comes to advancing the parks and recreation opportunities for all. I have always loved this volunteer opportunity during my past experiences.

How would your participation on this board contribute to the diversity of viewpoints?

I bring over 30 years of business leadership and have also been an advocate of diversity both in business and my persona life.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

None

Durham Technical Community College Board of Trustees

Please explain how your background, education and experience is relevant to this board

I am a newly retired Chief Technology Officer who has started several startups that have been sold to both IBM and Oracle as well as served as the Chief Product Officer and Technology officer in both the software and infrastructure space including healthcare vertical experiences. I have also led the Customer product lines at LabCorp including patient, payer and provide solutions.

Please explain your reasons for wanting to serve on this board

I have a serious passion for technology and would personally enjoy helping those that share that passion and wish to advance their offerings.

How would your participation on this board contribute to the diversity of viewpoints?

I bring over 30 years of business leadership and have also been an advocate of diversity both in business and my persona life. I also have a passion for bringing more female leadership into the male dominated technology space. I have a proven tracking record on this including service as a Judge and Advisor for the Code Girl program in the US.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

None

Chapel Hill Parks, Greenways and Recreation Commission

Please explain how your background, education and experience is relevant to this board

Our family are avid hikers and since moving to NC have explored many parks, greenways around Orange County. Our love for the outdoors is unbounded and we frequently hike, explore with our 1 year old golden retriever, My many years of park and recreation experience started as a Camp Counselor all the way through serving on the board of the Boxborough, MA parks and recreation committee until moving to NC.

Please explain your reasons for wanting to serve on this board

Love for the outdoors and seeking to help in any fashion to advanced and promote the beautiful trails, parks and freeways in our County. I also have a deep background in technology as well serving as Chief Technology Officer and Chief Product Officer for a variety of startups as well as larger scale companies including IBM and Oracle.

How would your participation on this board contribute to the diversity of viewpoints?

I've also been an advocate of promoting diverse viewpoints through both my business background and public service background and have many example of breeding diversity viewpoints in those positions.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed to this board?

None

Boards/Commissions appointments:

Other Comments:

This application was current on: 12/10/2023 9:50:00 AM

Date Printed: 12/11/2023

Applicant Interest Listing

by Board Name and by Applicant Name

Durham Technical Community College Board of Trustees

Contact Person: Toni R. Brown
Contact Phone: 919-536-7200 ext.6003

Mr. Christopher Barnes

Gender Identity: Male Date Applied: 02/08/2023
Ethnic Background: White Township: Cedar Grove
Age Range: 35-59 Zone of Residence: County

Also Serves On: Board of Social Services

Mrs. Emilee Collins

Gender Identity: Female Date Applied: 11/24/2025
Ethnic Background: White Township: Cedar Grove
Age Range: 35-59 Zone of Residence: County

Also Serves On: Economic Development Advisory Board (REQUIRES DISCLOSURE STATEMENT)

Alexander Fowler

Gender Identity: Male Date Applied: 02/07/2024
Ethnic Background: White Township: Cheeks
Age Range: 18-34 Zone of Residence: Town of Mebane City Limits

Also Serves On:

Mr. Tal Frankfurt

Gender Identity: Male Date Applied: 10/07/2025
Ethnic Background: Other Township: Chapel Hill
Age Range: 35-59 Zone of Residence: County

Also Serves On:

Camila Hargett

Gender Identity: Female Date Applied: 08/06/2024
Ethnic Background: Hispanic Township: Eno
Age Range: 35-59 Zone of Residence: County

Also Serves On:

Dr Fayaz Khazi

Gender Identity: Male Date Applied: 09/10/2022
Ethnic Background: Asian American Township: Chapel Hill
Age Range: 35-59 Zone of Residence: County

Also Serves On:

Applicant Interest Listing

by Board Name and by Applicant Name

Durham Technical Community College Board of Trustees

Contact Person: Toni R. Brown
Contact Phone: 919-536-7200 ext.6003

Tiffney Marley

Gender Identity: Female Date Applied: 12/07/2023
Ethnic Background: African American Township: Hillsborough
Age Range: 35-59 Zone of Residence: Hillsborough Town Limits

Also Serves On:

Ms. Jennifer Phillips

Gender Identity: Female Date Applied: 11/10/2022
Ethnic Background: White Township: Hillsborough
Age Range: 35-59 Zone of Residence: Hillsborough Town Limits

Also Serves On:

Mr. Clarence Potter

Gender Identity: Male Date Applied: 12/09/2025
Ethnic Background: White Township: Bingham
Age Range: 35-59 Zone of Residence: County

Also Serves On:

Mr Eric Raznick

Gender Identity: Male Date Applied: 07/16/2022
Ethnic Background: White Township: Hillsborough
Age Range: 35-59 Zone of Residence: County

Also Serves On:

Dr. Prakash Sista

Gender Identity: Male Date Applied: 12/31/2023
Ethnic Background: Asian American Township: Chapel Hill
Age Range: 60+ Zone of Residence: C.H. City Limits

Also Serves On: Adult Care Home and Nursing Home Community Advisory Committee

Mr. Robert Zurek

Gender Identity: Male Date Applied: 12/10/2023
Ethnic Background: White Township: Eno
Age Range: 60+ Zone of Residence: County

Also Serves On:

BOCC Meeting Follow-up Actions

Meeting Date	Commissioner/ Sponsor	Description	Target Date	Department	Department Director Assigned	Status	Date Completed
12/9/2025	Board	Once the final numbers are calculated, develop agenda materials for Board action at the January 2026 Business meeting to transfer/allocate/direct additional funds to the Longtime Homeowner Assistance program to meet the 25% assistance threshold as discussed by the Board	Jan-26	County Manager	Travis Myren Kirk Vaughn	Numbers finalized and included in Budget Amendment #6 for January 20, 2026 Business meeting	DONE 1/20/2026
12/9/2025	Carter	Review whether the savings from implementing the Fare free fixed route initiative could be directed to the mobility on demand service and decrease or eliminate the charges incurred by the users of that service	Apr-26	Transportation Services	Sarah Williamson	Staff to review potential to benefit mobility of demand program/users	

INFORMATION ITEM
Tax Collector's Report - Numerical Analysis

Property Tax Collection - Effective Date: December 31, 2025						
Tax Year 2025	Amount Charged in FY 25-26	Amount Collected	Accounts Receivable	Amount Budgeted in FY 25-26	Remaining Budget	% of Budget Collected
Real and Personal Current Year Taxes	\$ 199,528,253.00	\$ 160,746,680.56	42,448,561.55	199,528,253.00	\$ 38,781,572.44	80.56%
Real and Personal Prior Year Taxes	\$ 4,098,324.06	\$ 605,567.57	2,036,343.93	\$ 1,288,068.00	\$ 682,500.43	47.01%
Total	\$ 203,626,577.06	\$ 161,352,248.13	\$ 44,484,905.48	\$ 200,816,321.00	\$ 39,464,072.87	80.35%
Registered Motor Vehicle Taxes		\$6,241,145.11	\$5,517.42	\$ 11,081,252.00	\$ 4,840,106.89	56.32%
Tax Year 2024	Amount Charged in FY 24-25	Amount Collected	Accounts Receivable	Amount Budgeted in FY 24-25	Remaining Budget	% of Budget Collected
Real and Personal Current Year Taxes	\$ 185,864,645.00	\$ 150,532,240.27	39,075,400.06	185,864,654.00	\$ 35,332,413.73	80.99%
Real and Personal Prior Year Taxes	\$ 4,227,579.86	\$ 453,061.44	2,142,042.93	\$ 2,220,412.04	\$ 1,767,350.60	20.40%
Total	\$ 190,092,224.86	\$ 150,985,301.71	\$ 41,217,442.99	\$ 188,085,066.04		80.28%
Registered Motor Vehicle Taxes		\$6,639,479.75	\$5,198.55	\$ 13,775,985.00	\$ 7,136,505.25	48.20%
2025 Current Year Overall Collection Percentage - Real & Personal		79.11%				
2025 Current Year Overall Collection Percentage - with Registered Motor Vehicles		79.73%				
2024 Current Year Overall Collection Percentage - Real & Personal		79.39%				
2024 Current Year Overall Collection Percentage - with Registered Motor Vehicles		80.09%				

Tax Collector’s Report: Measure of Enforced Collections (TR-453)

Reporting Period: July–December 2025

Pursuant to North Carolina General Statute §105-366(c), the Tax Collector is required to report to the Board of County Commissioners on the use of enforced collection remedies and the amounts collected through those actions. This report summarizes enforced collection activity for the reporting period and is intended to provide transparency regarding statutory collection efforts.

Summary of Enforced Collections by Month

Month	Total Enforcement Actions	Total Funds Collected (\$)
July 2025	157	\$65,395.16
August 2025	24	\$17,950.53
September 2025	960	\$351,534.28
October 2025	196	\$67,628.20
November 2025	81	\$9,078.38
December 2025	44	\$126.11
Totals	1,462	\$511,712.666

Enforced Collection Actions – July 2025

Enforcement Action Type	Number of Actions	Funds Collected (\$)
Debt Setoff	17	\$5,156.75
Monies Garnishment	28	\$12,397.99
Wage Garnishment	97	\$33,212.20
Bank Garnishment	15	\$14,628.22

Enforced Collection Actions – August 2025

Enforcement Action Type	Number of Actions	Funds Collected (\$)
Debt Setoff	13	\$1,739.80
Wage Garnishment	9	\$7,050.29
Bank Garnishment	2	\$9,160.44

Enforced Collection Actions – September 2025

Enforcement Action Type	Number of Actions	Funds Collected (\$)
Debt Setoff	944	\$349,098.17
Monies Garnishment	1	\$232.30
Wage Garnishment	13	\$1,817.81
Bank Garnishment	2	\$386.00

Enforced Collection Actions – October 2025

Enforcement Action Type	Number of Actions	Funds Collected (\$)
Debt Setoff	149	\$48,122.23
Monies Garnishment	4	\$156.30
Wage Garnishment	40	\$18,236.17
Bank Garnishment	3	\$1,113.50

Enforced Collection Actions – November 2025

Enforcement Action Type	Number of Actions	Funds Collected (\$)
Debt Setoff	18	\$337.08
Monies Garnishment	10	\$1,988.95
Wage Garnishment	48	\$6,178.25
Bank Garnishment	5	\$574.10

Enforced Collection Actions – December 2025

Enforcement Action Type	Number of Actions	Funds Collected (\$)
Debt Setoff	15	\$0.00
Monies Garnishment	17	\$122.57
Wage Garnishment	12	\$3.54

Definitions For Measure of Enforced Collections

Wage, Rent, Bank, Housing, Monies, Escheats Garnishment/Attachment/Certifications:

NCGS105-368. Procedure for attachment and garnishment. (a) Subject to the provisions of G.S. 105-356 governing the priority of the lien acquired, the tax collector may attach wages and other compensation, rents, bank deposits, the proceeds of property subject to levy, or any other intangible personal property, including property held in the Escheat Fund, in the circumstances and to the extent prescribed in G.S. 105-366(b), (c), and (d).

- **Wage garnishments** Local governments can attach wages for unpaid property taxes by issuing an Attachment and Garnishment notice. The notice directs the employer to withhold a portion of the taxpayer's gross wages, not to exceed 10% per pay period, to pay the debt. Taxpayers are notified at the same time as the employer and can make payment in full at any time to stop the garnishment process.
- **Bank attachments** Local governments can attach bank accounts to collect delinquent taxes. This authority allows them to freeze and seize funds in a taxpayer's bank account to satisfy the owed amount. Taxpayers are notified at the same time as the bank.
- **Rent attachments** A rent attachment is directed toward the payments a tenant owes to a landlord who is delinquent on their taxes. The tax authority notifies the tenant (the "garnishee"), directing them to send their rent payments to the tax collector instead of the landlord until the past due balance is paid in full. Property owners are notified at the same time as the renter and can make payment in full at any time to stop the process. Detailed records of payments are kept for the purpose of updating the property owner of rents received for their tenants.
- **Monies attachments** focus on legal settlements and other proceeds which can be attached to pay delinquent taxes. Example: a property owner who owns multiple properties with unpaid taxes sells one of the properties. Proceeds of that sale can be attached and used to pay the property owner's delinquent taxes. This category includes Housing and Escheats funds attachments.
 - **Housing funds attachment** is issued to the County Housing department to intercept Housing Choice Voucher (HCV) Program (formerly Section 8 Housing) funds paid to landlords whose taxes are unpaid.
 - **Escheats funds attachment** is issued to the state to collect funds to pay unpaid property taxes. "Escheated funds" refer to unclaimed funds that, after a period of dormancy, are considered abandoned by the holders of the funds, who are required to transfer them to the state. Examples: uncashed checks, unreturned deposits, forgotten savings account. The number shown each month represents how many requests were sent to the State for escheated funds.

NC Debt Setoff Collections

Act NCGS 105A-1. Purposes. The purpose of this Chapter is to establish as policy that all claimant agencies and the Department of Revenue shall cooperate in identifying debtors who owe money to the State or to a local government through their various agencies and who qualify for refunds from the Department of Revenue. It is also the intent of this Chapter that procedures be established for setting off against any refund the sum of any debt owed to the State or to a local government. Furthermore, it is the legislative intent that this Chapter be liberally construed so as to effectuate these purposes as far as legally and practically possible.

NCGS 18C-134. Setoff for debt collection against lottery prizes. (a) Purpose. – The Commission must establish a debt set-off program by which lottery prize payments may be used to satisfy a debt owed or collected by a claimant agency that is at least fifty dollars (\$50.00). The collection remedy under this section is in addition to and not in substitution for any other remedy available by law.

- **NC Debt Setoff Collections** Legal process where County uses state tax refund or other state government payments to collect a delinquent debt owed to the agency. County submits a list of debtors to the NC Department of Revenue, which then "sets off" the amount of the debt from any refunds the debtor is due.

Foreclosure § 105-375. In rem method of foreclosure. (a) Intent of Section. – Proceedings brought under this section are strictly in rem. This section provides, as an alternative to G.S. 105-374, a simple and inexpensive method of enforcing payment of taxes necessarily levied, to the knowledge of all persons, for the requirements of local governments in this State and recognizes, in authorizing this proceeding, that all persons owning interests in real property know or should know that the tax lien on their real property may be foreclosed and the property sold for failure to pay taxes.

Orange County Board of County Commissioners

In-Rem Foreclosure Progress Report

Reporting Month: December 2025

Totals for Reporting Month

Table 1. In-Rem Foreclosure Activity – Reporting Month

Measure	Count / Amount
Parcels Notified by Certified Letter	0
Parcels with Judgments Docketed	9
Parcels Paid in Full	2
Parcels Sold at Public Auction	0
Principal Tax (Certified Letter)	\$0.00
Principal Tax Collected for Month	\$35,380.70

Cumulative Totals – Fiscal Year to Date

Table 2. In-Rem Foreclosure Activity – Fiscal Year to Date

Measure	Count / Amount
Parcels Notified by Certified Letter	24
Parcels with Judgments Docketed	16
Parcels Paid in Full	2
Parcels Sold at Public Auction	0
Principal Tax (Certified Letter)	\$261,520.68
Principal Tax Collected for Fiscal Year	\$35,380.70

Cumulative Totals – Program Inception (2015 to Present)

Table 3. In-Rem Foreclosure Activity – Cumulative Totals

Measure	Count
Parcels Notified by Certified Letter	199
Parcels with Judgments Docketed	183
Parcels Paid in Full	80
Parcels Sold at Public Auction	44

Totals include any municipal taxes that Orange County is under contract to collect.

This report is submitted for the record.

Nancy T. Freeman
Tax Administrator

NAME	BILL NUMBER	BILL YEAR	ORIGINAL VALUE	ADJUSTED VALUE	TAX	FEE	FINANCIAL IMPACT	REASON FOR ADJUSTMENT	TAX CLASSIFICATION	ACTION	Approved by CFO	Additional Explanation	Submitted to CFO	CLERK	DATE
Andy Lloyd Land Investment Co LLC	3212706	2025	186,877	184,877	(14.44)		(14.44)	Incorrect value (clerical error)	Real	Approve	01/02/2026	Poor homesite value of \$2,000 remained on parcel from 2024	01/02/2026	DSH	12/21/2025
Carter, Rebecca	88018462	2025	720	720	(4.53)	(30.00)	(34.53)	*Situs error (illegal tax)	RMV-VTS	Approve	01/02/2026		01/02/2026	JMM	12/02/2025
Chockley, Betty Jo W.	1005376	2025	14,158	10,158	(28.55)		(28.55)	Incorrect value (clerical error)	Real	Approve	01/02/2026	PUV acreage correction for 2025	01/02/2026	RG	12/31/2025
Clark, Roy	88155046	2025	2,000	0	(27.04)	(30.00)	(57.04)	County changed to Durham (illegal tax)	RMV-VTS	Approve	01/02/2026		01/02/2026	DMM	12/04/2025
Clark, Roy	88155368	2025	309	0	(4.18)		(4.18)	County changed to Durham (illegal tax)	RMV-VTS	Approve	01/02/2026		01/02/2026	DMM	12/04/2025
Copeland, Hollin	88260929	2025	11,200	500	(76.36)		(76.36)	Antique plate (property classification)	RMV-VTS	Approve	01/02/2026		01/02/2026	DMM	12/15/2025
Craig Lloyd Land Investment Company LLC	3212699	2025	572,400	566,400	(43.33)		(43.33)	Incorrect value (clerical error)	Real	Approve	01/02/2026	Good homesite value of \$6,000 remained on parcel from 2024	01/02/2026	DSH	12/21/2025
Dunevant, Alton J Jr	3217468	2025	5,200	0	(37.55)		(37.55)	Assessed in error (illegal tax)	Personal	Approve	01/02/2026	Assessed in Alamance County for 2025	01/02/2026	KW	12/05/2025
Fox, Ryan	45499266	2025	12,830	3,207	(71.75)		(71.75)	Damage (appraisal appeal)	RMV-VTS	Approve	01/02/2026		01/02/2026	JMM	11/24/2025
Freeman, Robert W	3216713	2025	6,060	0	(42.92)		(42.92)	Assessed in error (illegal tax)	Personal	Approve	01/02/2026	The removal of the MH was inadvertently missed on the 2025 listing form	01/02/2026	JPB	12/12/2025
Glassbrook, Norman Jay Trustee	205839	2025	973,350	972,750	(5.41)		(5.41)	Value adjustment (appraisal appeal)	Real	Approve	01/02/2026	Informal appeal	01/02/2026		
Green Elisabeth G Trustee	265894	2025	8,500	583	(38.67)		(38.67)	Value adjustment (appraisal appeal)	Personal	Approve	01/02/2026	Value appeal	01/02/2026	JPB	12/09/2025
Helner, Brian M	252758	2025	3,810	0	(73.87)		(73.87)	Assessed in error (illegal tax)	Personal	Approve	01/02/2026	The vehicle was registered on January 1, 2025.	01/02/2026	JPB	12/09/2025
Holshouser, Amanda	88478078	2025	8,620	8,620	(56.22)	(30.00)	(86.22)	*Situs error (illegal tax)	RMV-VTS	Approve	01/02/2026		01/02/2026	DMM	12/08/2025
Hulka, Susan	87966611	2025	8,100	500	(57.37)		(57.37)	Antique plate (property classification)	RMV-VTS	Approve	01/02/2026		01/02/2026	JMM	12/29/2025
Huntington Technology Finance	3199323	2025	7,044	3,219	(90.60)		(90.60)	Double billed (illegal tax)	Personal	Approve	01/02/2026	Assessed in Edgecombe County for 2025	01/02/2026	CC	09/22/2025
Johanns, Zachary	87977395	2025	3,280	0	(22.69)		(22.69)	Military exemption (illegal tax)	RMV-VTS	Approve	01/02/2026		01/02/2026	DMM	12/23/2025
Klenner, Jeffrey Gerard	3222967	2025	4,190	0	(40.34)	(35.66)	(76.00)	Assessed in error (illegal tax)	Personal	Approve	01/02/2026	Gap Bill: Vehicle registered in Kentucky during gap period	01/02/2026	JPB	12/08/2025
L Short LLC	309976	2025	4,300,914	4,294,914	(53.29)		(53.29)	Incorrect value (clerical error)	Real	Approve	01/02/2026	Good homesite value of \$6,000 remained on parcel from 2024	01/02/2026	DSH	12/21/2025
Minnis, William	88251104	2025	1,070	500	(4.07)		(4.07)	Antique plate (property classification)	RMV-VTS	Approve	01/02/2026		01/02/2026	DMM	12/04/2025
Moore, Timothy	74637911	2025	3,850	962	(21.89)		(21.89)	Condition (appraisal appeal)	RMV-VTS	Approve	01/02/2026	Branded Title	01/02/2026	DMM	11/26/2025
Schwab, John	88508607	2025	37,350	27,459	(71.75)		(71.75)	Purchase price (appraisal appeal)	RMV-VTS	Approve	01/02/2026		01/02/2026	DMM	12/22/2025
Teper, Laurie	66331195	2024	19,050	14,257	(53.83)		(53.83)	Damage (appraisal appeal)	RMV-VTS	Approve	01/02/2026		01/02/2026	JMM	09/10/2025
Tiger Moth Farm LLC	1074295	2025	222,905	213,666	(65.94)		(65.94)	Incorrect value (clerical error)	Real	Approve	01/02/2026	PUV acreage correction for 2025	01/02/2026	DSH	12/21/2025
United Parcel Service	983134	2025	2,170,428	2,107,428	(93.17)		(93.17)	Incorrect value (clerical error)	Personal	Approve	01/02/2026	Assessed value keyed incorrectly	01/02/2026	CC	12/09/2025
							\$(1,225.42)	Total							
*Situs error: An incorrect rate code was used to calculate bill. Value remains constant but bill amount changes due to the change in specific tax rates applied to that physical location.															
Gap Bill: A property tax bill that covers the months between the expiration of a vehicle's registration and the renewal of that registration or the issuance of a new registration.															
The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.															
Approval of the release or refund of the principal tax amount also constitutes approval of the release or refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.															

PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

MEMORANDUM

DATE: January 20, 2026

TO: Orange County Board of County Commissioners
Travis Myren, Orange County Manager

CC: Perdita Holtz, Deputy Director, Long-Range Planning & Administration
Patrick Mallett, Deputy Director, Development Services

FROM: Cy Stober, Director, Planning and Inspections

RE: Pending Amendments to the Unified Development Ordinance

The purpose of this Information Item is to provide an update and proposed schedule for pending amendments to the Unified Development Ordinance.

Subdivision Amendment

At the March 7, 2024, business meeting, Commissioner Greene petitioned the Board for staff to initiate amendments to the UDO to better support the realization of “conservation subdivisions” in Orange County.

Concurrently, commissioner direction and public feedback on the 2050 Land Use Plan effort has required more information on multiple elements of the conservation subdivision (rather than the current “flexible subdivision” standards) approach to protecting open space and valuable farmland and sensitive environmental assets through the subdivision/development process. Accordingly, technical presentations have been made to the BOCC on community septic and well systems as well as the theory and practices of conservation subdivisions from the author of *Rural By Design*, Randall Arendt. Research of the UDO has identified Articles 2, 7, and 10, minimally, as requiring amendment to better realize conservation subdivision.

In 2025, Commissioner Portie-Ascott asked that staff proceed with efforts to amend UDO standards to better enable the administrative approval of major subdivisions and to streamline the administrative process for conservation subdivisions. This requires comprehensive amendment of Articles 2, 3, 7, and 10 of the UDO, and the current amendment package is 96 pages long.

Omnibus Amendment

In the 2025 legislative session, the NC General Assembly voted into law over Governor Stein’s veto NC Session Law 2025-94 (aka “Regulatory Reform Act of 2025”). Staff has responded to this statutory change by initiating appropriate amendments to the UDO, and taking the opportunity 1) correct some internal reference errors; 2) provide an allowance for existing schools to expand as a legal non-conforming use; 3) eliminate a unique fence

setback applied to swimming pools; and 4) eliminate an Erosion Control “waiver” that creates an unnecessary regulatory burden for applicants. At least two of these amendments are responding to commissioner direction to amend small but critical regulations in the UDO.

Accordingly, staff anticipate the following calendar for amendment presentation to the Planning Board and BOCC, pending legal review, peer review as required by the Orange County-Chapel Hill-Carrboro Joint Planning Agreement, and Planning Board comments:

Amendment Package	Ordinance Review Committee	Planning Board	BOCC
Subdivision	February	March	May
Omnibus	March	April	June

Please feel free to contact Cy Stober, Planning Director, with any questions at cstober@orangecountync.gov or 919-245-2592.



INFORMATIONAL MEMORANDUM

TO: Board of County Commissioners
FROM: Jonathon Smith, Cooperative Extension Director and Food Security Agent
DATE: January 5, 2026
SUBJECT: Update on Orange County School Food Share Pilot Project

In April 2025, the Orange County Food Security Agent with NC Cooperative Extension and representatives of Orange County Solid Waste and Orange County Sustainability Programs first met to begin discussing the feasibility of partnering with the County school districts to launch a food waste diversion and re-service pilot project during the academic year to help increase food security among the K-12 student population, allowing students to access more food during the school day from readily available surplus at the conclusion of regular cafeteria meals.

Working with school system nutrition directors Sara Pitts (OCS) and Leslie Simmonds (CHCCS), five schools have been identified as pilot locations for the project. Those schools are Carrboro Elementary, New Hope Elementary, Grady Brown Elementary, A.L. Stanback Middle School, and McDougle Elementary School. Each school received supplies and equipment in December and will be launching their pilot projects in January 2026. The project team has one additional kit they are still trying to match with an interested school.

Goals for the Food Share Pilot Program:

- Establish a food recovery program that re-services some foods not consumed by children in school cafeterias by offering food collected at other times during the school day, by making available at a centralized location, and/or distributed in other ways to help ensure less food is wasted and no child goes hungry during the school day.
- Increase student involvement on a regular basis by addressing food insecurity in local schools.
- Reduce the amount of healthy, nutritious food that is wasted by being thrown away at the end of the lunch period.
- Potentially save the schools money that would typically be spent on snacks.

What the Orange County Food Security Program has provided to each school

- Orange County Solid Waste will continue to provide compost carts and informational materials on what can and should be composted.
- Orange County Cooperative Extension's Food Security Program will provide a rolling collection cart with bins, a small refrigerator with clear door to store collected items that need cooling, a thermometer for the refrigerator, a rolling pantry cart with bins to assist in distribution, a baskets for dry packaged foods/fruits/condiments, and signage.

- Orange County Sustainability Program in partnership with the Food Security Program will provide signage to assist students and staff with the food recovery share program steps and guidelines.
- The County team will also be glad to assist each school in donating excess food not consumed by the students or staff to a local food pantry. The goal is to minimize food waste as much as possible.

Each participating school:

- Designates a Program Administrator to oversee the program, coordinate daily operations, and manage volunteers or staff.
- Provides Daily Supervision by at least one volunteer to monitor the collection cart during lunch or other meal times to ensure proper use.
- Appoints a Stocker to organize recovered food after meals, remove any ineligible or spoiled items, relocate food to a centralized area, and check and log refrigerator temperature daily.
- Conducts Weekly Maintenance
- Determines a Distribution Method
 - Schools can choose how to share recovered food with students:
 - Place items in a designated area and inform teachers/students
 - Distribute as part of daily or weekly snack breaks, depending on quantity

Per The North Carolina Food Code definition of Food Establishment (1-201.10), staff and students are being informed of the items that are allowable to collect and redistribute to other students and staff if properly supervised to ensure packages remain untampered.

The project team will be meeting with the school coordinators throughout the coming year to assess project impacts and needs that arise. Project feedback will inform whether or not the project will continue and determine the necessary resources to expand to additional schools across the County.



HUMAN RESOURCES

Brenda Bartholomew, Director | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2550

TO: Board of County Commissioners

FROM: Brenda Bartholomew, Human Resources Director

DATE: December 29, 2025

SUBJECT: Recognition of County Employee Retirements from October 1, 2025 through December 31, 2025

This memorandum to the Board of County Commissioners is notice of employees that have retired during the period of October 1, 2025, through December 31, 2025. This is also to recognize and express gratitude to retirees for their devotion and service to Orange County and its residents and extend thanks to each of these retirees for their service to Orange County and for their dedication in meeting the primary mission of Orange County, in serving our residents with fairness, respect and understanding.

The following employees retired during the period of October 1, 2025, through December 31, 2025:

First Name	Last Name	Department	Hire Date	Retirement Date	Years of Service
Vanessa	Griffin-Thomas	Social Services	12/11/2010	11/1/2025	15
Carla	Julian	Health	01/15/2004	11/1/2025	21
Dennis	Justice	Solid Waste	05/11/2009	11/1/2025	16
Michael	Hess	Animal Services	06/30/2004	12/1/2025	21
Eddie	Snipes	Solid Waste	02/20/2017	12/1/2025	9.5
Teresa	Cecil	Register of Deeds	07/19/2010	12/1/2025	15

Orange County 2025 Appeal Review Status

Data as of: January 2, 2026

Number of Appeals							Value						
	Commercial	Residential	Total Appeals	Completed	In Process	Untimely	Values Updated	# w/Value Change	Total	Appeal Value Reduction	Pct		
Informal	175	3,173	3,348	3,348	-		3,371	2,145	\$	200,901,798	5.52%		
Formal	172	867	1,039	870	169	84	788	581	\$	90,945,061	2.50%		
Totals			4,387	4,218	169	84	4,159	2,726	\$	291,846,859			
Neighborhoods Reviewed			173										
Properties w/Value Change			2761										
							Appeals Value Reduction		\$	291,846,859			
							Neighborhood Review Value Reduction		\$	98,468,500			
							Total Value Reduction		\$	390,315,359	1.25%		
Commercial Taxable Value	\$	5,732,945,894	19%										
Residential Taxable Value	\$	25,089,122,660	81%										
	\$	30,822,068,554		Estimated Value Reduction to Tax Base (3%)							\$	936,162,977	3.00%
Commerical Appeals Change	\$	137,059,330	47%										
Residential Appeals Change	\$	154,787,529	53%										
	\$	291,846,859		North Carolina Property Tax Commission Appeals							19		

Orange County 2025 Neighborhood Review Status

Data as of: **January 2, 2026**

Neighborhoods Reviewed 173
Properties w/Value Change 2761
Total Value Reduction \$98,654,700

Habitat Property Count 257
Habitat Property Value Reduction \$ 15,751,700

Neighborhood	Date Review Completed	Mail Dates		Value	
		Value Change Notices	Adjusted Bills	# of Properties w/Value Change	Total Value Reduction
1002	11/10/2025		12/19/2025	12/22/2025	3 \$ 40,700
1004	11/10/2025	No Change	No Change		\$ -
1006	11/10/2025	No Change	No Change		\$ -
1007	11/10/2025		12/19/2025	12/22/2025	1 \$ 11,900
1009	11/10/2025		12/19/2025	12/22/2025	2 \$ 18,700
1601	10/31/2025	No Change	No Change		\$ -
1604	10/31/2025	No Change	No Change		\$ -
1606	10/31/2025	No Change	No Change		\$ -
1616	10/31/2025	No Change	No Change		\$ -
1622	10/31/2025	No Change	No Change		\$ -
1624	10/31/2025	No Change	No Change		\$ -
2005	10/31/2025	No Change	No Change		\$ -
2006	11/10/2025	No Change	No Change		\$ -
2008	11/10/2025	No Change	No Change		\$ -
2009	11/10/2025		12/19/2025	12/22/2025	4 \$ 122,800
2011	11/10/2025		12/19/2025	12/22/2025	1 \$ 16,500
2012	10/31/2025	No Change	No Change		\$ -
2014	10/31/2025	No Change	No Change		\$ -
2016	11/10/2025	No Change	No Change		\$ -
2023	11/10/2025	No Change	No Change		\$ -
2300	10/13/2025		12/19/2025	12/12/2025	25 \$ 403,200
2301	10/31/2025	No Change	No Change		\$ -
2408	10/31/2025	No Change	No Change		\$ -
2414	11/10/2025	No Change	No Change		\$ -
2418	10/31/2025	No Change	No Change		\$ -
2602	10/31/2025	No Change	No Change		\$ -
2606	10/31/2025	No Change	No Change		\$ -
2607	10/31/2025	No Change	No Change		\$ -
2624	10/31/2025	No Change	No Change		\$ -
2634	10/31/2025	No Change	No Change		\$ -
3002	11/10/2025		12/19/2025	12/22/2025	4 \$ 77,600
3005	11/10/2025		12/19/2025	12/22/2025	7 \$ 197,700
3008	11/10/2025	No Change	No Change		\$ -
3009	11/10/2025		12/19/2025	12/22/2025	4 \$ 214,100
3010	11/10/2025		12/19/2025	12/22/2025	9 \$ 114,100
3302	10/13/2025		12/19/2025	12/12/2025	72 \$ 860,500
3403	10/31/2025	No Change	No Change		\$ -
3411	10/31/2025	No Change	No Change		\$ -
3416	11/10/2025	No Change	No Change		\$ -
3612	11/10/2025	No Change	No Change		\$ -

Neighborhood	Date Review Completed	Value Change Notices	Adjusted Bills	# of Properties w/Value Change	Total Value Reduction
3614	10/31/2025	No Change	No Change		\$ -
4004	11/10/2025		12/19/2025 12/22/2025	9	\$ 201,900
4005	11/10/2025		12/19/2025 12/22/2025	331	\$ 3,682,000
4007	10/20/2025	No Change	No Change		\$ -
4304	10/31/2025	No Change	No Change		\$ -
4305	11/10/2025		12/19/2025 12/22/2025	12	\$ 157,300
4306	10/13/2025		12/19/2025 12/12/2025	180	\$ 4,699,700
4307	10/31/2025	No Change	No Change		\$ -
4310	10/20/2025		12/19/2025 12/12/2025	68	\$ 2,510,700
4316	10/13/2025		12/19/2025 12/12/2025	53	\$ 1,296,500
4317	11/10/2025	No Change	No Change		\$ -
4406	10/31/2025	No Change	No Change		\$ -
4428	11/10/2025		12/19/2025 12/22/2025	151	\$ 2,317,300
4430	11/10/2025		12/19/2025 12/22/2025	75	\$ 776,900
4606	10/31/2025	No Change	No Change		\$ -
4616	10/31/2025	No Change	No Change		\$ -
5004	11/10/2025	No Change	No Change		\$ -
5300	10/31/2025	No Change	No Change		\$ -
5310	11/10/2025		12/19/2025 12/22/2025	3	\$ 68,900
5400	10/31/2025	No Change	No Change		\$ -
5402	11/10/2025		12/19/2025 12/22/2025	3	\$ 35,900
5407	10/31/2025	No Change	No Change		\$ -
5410	11/10/2025	No Change	No Change		\$ -
5411	10/31/2025	No Change	No Change		\$ -
5608	10/31/2025	No Change	No Change		\$ -
5614	10/31/2025	No Change	No Change		\$ -
5620	11/10/2025	No Change	No Change		\$ -
5625	10/31/2025	No Change	No Change		\$ -
6007	11/10/2025		12/19/2025 12/22/2025	2	\$ 30,300
6009	11/10/2025		12/19/2025 12/22/2025	1	\$ 300
6011	11/10/2025	No Change	No Change		\$ -
6012	11/10/2025		12/19/2025 12/22/2025	1	\$ 20,700
6403	10/31/2025	No Change	No Change		\$ -
6603	10/31/2025	No Change	No Change		\$ -
6605	10/31/2025	No Change	No Change		\$ -
6613	10/31/2025	No Change	No Change		\$ -
6622	10/31/2025	No Change	No Change		\$ -
6624	10/31/2025	No Change	No Change		\$ -
6627	10/31/2025	No Change	No Change		\$ -
6702	10/31/2025	No Change	No Change		\$ -
7009	10/31/2025	No Change	No Change		\$ -
7013	10/31/2025	No Change	No Change		\$ -
7021	11/10/2025		12/19/2025 12/22/2025	3	\$ 38,800
7023	10/31/2025	No Change	No Change		\$ -
7025	11/10/2025	No Change	No Change		\$ -
7027	11/10/2025	No Change	No Change		\$ -
7032	10/20/2025		12/19/2025 12/12/2025	105	\$ 12,307,800
7042	11/10/2025		12/19/2025 12/22/2025	186	\$ 4,859,200
7044	11/10/2025		12/19/2025 12/22/2025	2	\$ 26,400
7048	11/10/2025		12/19/2025 12/22/2025	2	\$ 28,900
7052	10/31/2025	No Change	No Change		\$ -

Neighborhood	Date Review Completed	Value Change Notices	Adjusted Bills	# of Properties w/Value Change	Total Value Reduction
7101	10/31/2025	No Change	No Change		\$ -
7102	8/25/2025		9/20/2025 9/20/2025	69	\$ 3,861,300
7104	8/25/2025		9/20/2025 9/20/2025	278	\$ 16,098,500
7110	8/25/2025		9/20/2025 9/20/2025	89	\$ 4,090,800
7120	10/13/2025		12/19/2025 12/12/2025	7	\$ 506,600
7124	11/10/2025		12/19/2025 12/22/2025	1	\$ 15,200
7130	11/10/2025		12/19/2025 12/22/2025	104	\$ 5,438,200
7134	10/20/2025		12/19/2025 12/12/2025	25	\$ 818,500
7156	12/13/2025	No Change	No Change		\$ -
7158	11/10/2025	No Change	No Change		\$ -
7160	10/20/2025	No Change	No Change		\$ -
7162	10/20/2025	No Change	No Change		\$ -
7170	10/3/2025	No Change	No Change		\$ -
7200	11/10/2025		12/19/2025 12/22/2025	71	\$ 5,289,300
7203	11/10/2025	No Change	No Change		\$ -
7204	12/13/2025		1/7/2025 12/29/2025	1	\$ 8,000
7301	12/13/2025		1/7/2025 12/29/2025	1	\$ 12,100
7305	10/31/2025	No Change	No Change		\$ -
7306	10/31/2025	No Change	No Change		\$ -
7307	10/31/2025	No Change	No Change		\$ -
7308	10/31/2025	No Change	No Change		\$ -
7311	10/31/2025	No Change	No Change		\$ -
7317	10/31/2025	No Change	No Change		\$ -
7319	10/31/2025	No Change	No Change		\$ -
7324	10/31/2025	No Change	No Change		\$ -
7325	10/31/2025	No Change	No Change		\$ -
7329	10/31/2025	No Change	No Change		\$ -
7330	10/31/2025	No Change	No Change		\$ -
7370	12/13/2025	No Change	No Change		\$ -
7413	10/31/2025	No Change	No Change		\$ -
7420	12/13/2025		1/7/2025 12/29/2025	4	\$ 25,800
7428	10/31/2025	No Change	No Change		\$ -
7430	12/13/2025		1/7/2025 12/29/2025	184	\$ 4,565,300
7433	10/31/2025	No Change	No Change		\$ -
7435	11/10/2025	No Change	No Change		\$ -
7439	10/31/2025	No Change	No Change		\$ -
7440	12/13/2025		1/7/2025 12/29/2025	4	\$ 274,400
7445	12/13/2025		1/7/2025 12/29/2025	1	\$ 23,600
7446	10/31/2025	No Change	No Change		\$ -
7447	10/31/2025	No Change	No Change		\$ -
7464	12/13/2025		1/7/2025 12/29/2025	3	\$ 36,300
7470	12/13/2025		1/7/2025 12/29/2025	3	\$ 38,500
7492	12/13/2025		1/7/2025 12/29/2025	2	\$ 24,200
7498	12/13/2025		1/7/2025 12/29/2025	7	\$ 188,400
7505	10/20/2025	No Change	No Change		\$ -
7507	11/10/2025	No Change	No Change		\$ -
7509	10/31/2025	No Change	No Change		\$ -
7510	10/31/2025	No Change	No Change		\$ -
7525	12/13/2025		1/7/2025 12/29/2025	4	\$ 146,500
7530	12/13/2025		1/7/2025 12/29/2025	172	\$ 3,348,500
7552	12/13/2025	No Change	No Change		\$ -

Neighborhood	Date Review Completed	Value Change Notices	Adjusted Bills	# of Properties w/Value Change	Total Value Reduction
7568	12/13/2025				
7758	12/13/2025	No Change	No Change	176	\$ 4,240,100
7766	12/13/2025	No Change	No Change		\$ -
7790	12/13/2025	No Change	No Change		\$ -
7809	10/31/2025	No Change	No Change		\$ -
7812	10/31/2025	No Change	No Change		\$ -
7905	10/31/2025	No Change	No Change		\$ -
7907	10/31/2025	No Change	No Change		\$ -
7912	10/31/2025	No Change	No Change		\$ -
7915	12/13/2025	No Change	No Change		\$ -
7922	12/13/2025			2	\$ 17,000
7936	10/31/2025	No Change	No Change		\$ -
C002	11/10/2025	No Change	No Change		\$ -
C003	11/10/2025	No Change	No Change		\$ -
C006	11/10/2025	No Change	No Change		\$ -
C010	11/10/2025	No Change	No Change		\$ -
C022	10/31/2025	No Change	No Change		\$ -
C203	11/10/2025	No Change	No Change		\$ -
C204	11/10/2025	No Change	No Change		\$ -
C408	11/10/2025	No Change	No Change		\$ -
C511	11/10/2025	No Change	No Change		\$ -
C803	11/10/2025	No Change	No Change		\$ -
H002	11/10/2025	No Change	No Change		\$ -
Habitat Houses NOT in Neighborhood Review	10/14/2025			217	\$ 13,433,500
K003	11/10/2025	No Change	No Change		\$ -
L001	11/10/2025	No Change	No Change		\$ -
T008	11/10/2025				\$ -
T512	10/31/2025	No Change	No Change		\$ -
T706	7/30/2025			16	\$ 953,600
T709	9/25/2025	No Change	No Change		\$ -
T789	9/25/2025	No Change	No Change	1	\$ 63,200
				2761	\$ 98,654,700

Completed Appeal Count per Neighborhood

Data as of: January 2, 2026

Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
1002 - 1NSHARN	14	10	623,360	10.6%	0	-	0.0%
1003 - 1MINCEYSC	9	6	670,400	19.2%	0	-	0.0%
1004 - 1NC57HUNT	14	7	204,900	3.6%	0	-	0.0%
1005 - 1GUESS57	6	5	231,300	13.1%	0	-	0.0%
1006 - 1MCKEE 57	13	6	161,304	7.3%	0	-	0.0%
1007 - 1HLYRDG57	16	11	558,341	8.9%	0	-	0.0%
1008 - 1NC157HR	2	1	43,100	7.1%	0	-	0.0%
1009 - 1BREEZEBR	2	2	139,499	8.7%	0	-	0.0%
1010 - 1HAWKINS	9	5	140,200	3.3%	0	-	0.0%
1011 - 1NC57PRSN	7	5	191,900	6.4%	0	-	0.0%
1300 - 1LITTLRVR	3	3	8,300	3.1%	0	-	0.0%
1400 - 1GRNVWESTS	1	0	-	0.0%	0	-	0.0%
1404 - 1FOXRUN	9	3	129,700	11.0%	0	-	0.0%
1406 - 1LTTLRVRFRM	6	4	167,100	10.1%	0	-	0.0%
1410 - 1KIGER	3	2	8,500	2.4%	0	-	0.0%
1412 - 1 HIGHWDS	4	4	152,300	9.3%	0	-	0.0%
1416 - 1NICHOLS	5	4	206,200	12.4%	0	-	0.0%
1420 - 1MERPLACE	1	1	22,500	25.0%	0	-	0.0%
1422 - 1FOREST	2	1	3,900	0.9%	0	-	0.0%
1600 - 1SPRNGMDW	1	1	85,400	27.8%	0	-	0.0%
1602 - 1FRST L RVR	2	1	113,600	4.7%	0	-	0.0%
1610 - 1 LAWS FARM	2	2	72,700	7.2%	0	-	0.0%
1616 - 1HOLLYRDGE	1	1	14,800	2.4%	0	-	0.0%
1620 - 1WESTRIDGE	3	3	50,100	10.0%	0	-	0.0%
1626 - 1FORESTBEN	1	1	77,600	13.7%	0	-	0.0%
1700 - 1PLSNTGRN	1	0	-	0.0%	0	-	0.0%
2001 - 2CG RURAL 1	8	6	290,160	20.6%	0	-	0.0%
2002 - 2 CG RURAL	5	3	84,600	15.9%	0	-	0.0%
2006 - 2LK ORG RUR	2	0	-	0.0%	1	31,000	16.7%
2007 - 2 CG RNBRHD	8	6	550,810	15.5%	0	-	0.0%
2008 - 2 57 RNBRHD	4	4	18,796	1.1%	0	-	0.0%
2009 - 2RNBRHD	7	6	506,263	8.6%	0	-	0.0%
2011 - 2RNBRHD	4	2	74,143	3.0%	0	-	0.0%
2012 - 2RNBRHD	3	2	325,856	14.6%	0	-	0.0%
2013 - 2RNBRHD	2	2	106,200	24.1%	0	-	0.0%
2014 - 2RNBRHD	1	1	87,922	19.8%	0	-	0.0%
2015 - 2RNBRHD	3	3	8,058	1.7%	0	-	0.0%
2016 - 2RNBRHD	7	7	472,936	11.1%	0	-	0.0%
2017 - 2RNBRHD	11	9	413,265	10.0%	0	-	0.0%
2018 - 2R NBRHD	2	2	240,000	33.7%	0	-	0.0%
2019 - 2R NBRHD	3	1	16,300	5.5%	0	-	0.0%
2020 - 2R NBRHD	5	2	13,800	0.9%	0	-	0.0%
2021 - 2R NBRHD	2	1	30,000	3.0%	0	-	0.0%
2023 - 2CG RURAL 3	8	4	104,900	7.3%	0	-	0.0%

The use of parentheses or a negative number indicates an increase in value.

Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
2024 - 2R NBRHD	6	4	56,900	4.6%	0	-	0.0%
2025 - 2R NBRHD	3	2	90,800	17.9%	0	-	0.0%
2026 - 2R NBRHD	6	4	117,137	8.4%	0	-	0.0%
2027 - 2R NBRHD	6	5	99,300	11.1%	0	-	0.0%
2028 - 2R NBRHD	8	5	131,400	11.2%	0	-	0.0%
2300 - 2GREENPINES	2	2	12,200	0.2%	0	-	0.0%
2301 - 2 G&O SUBD	2	2	20,500	4.8%	0	-	0.0%
2302 - 2 GOV GRV	1	0	-	0.0%	0	-	0.0%
2305 - 2CEDARVAL	2	2	82,400	15.8%	0	-	0.0%
2307 - 2NBRHD WGC	7	6	180,400	8.9%	0	-	0.0%
2308 - 2NRTH ORG	2	2	42,900	8.9%	0	-	0.0%
2309 - 2ENO CEMET	5	5	97,600	9.7%	0	-	0.0%
2311 - 2CG RURAL 3	1	1	75,300	26.2%	0	-	0.0%
2400 - 2MILLPOINTE	1	0	-	0.0%	0	-	0.0%
2401 - 2QUET ACRS	1	1	20,700	6.2%	0	-	0.0%
2404 - 2HILLS*	8	6	80,800	4.2%	0	-	0.0%
2405 - 2CC-86	3	1	19,600	3.5%	0	-	0.0%
2406 - 2WILSON PL	1	0	-	0.0%	0	-	0.0%
2407 - 2SWMIL-86	4	3	24,900	2.9%	0	-	0.0%
2408 - 2GRASSCRK	1	1	11,000	3.3%	0	-	0.0%
2409 - 2 CG RNBHD	13	9	1,742,395	25.8%	0	-	0.0%
2410 - 2BROW CRK	2	2	40,500	9.3%	0	-	0.0%
2411 - 2 NBRHD	1	1	40,200	18.1%	0	-	0.0%
2413 - 2 NBRHD PH	3	3	83,000	7.8%	0	-	0.0%
2414 - 2BRICE ACR	2	1	1,600	0.4%	0	-	0.0%
2415 - 6 NBRHD	3	1	97,014	8.8%	0	-	0.0%
2416 - 2WLKR LII	1	0	-	0.0%	0	-	0.0%
2600 - 2 BELLECHEN	1	1	53,000	20.0%	0	-	0.0%
2601 - 2 DOBBINS	1	1	35,400	8.0%	0	-	0.0%
2604 - 2BIRDSONG	4	0	-	0.0%	0	-	0.0%
2608 - 2JAMFARMS	2	1	39,600	3.6%	0	-	0.0%
2610 - 2ENO RVR ES	1	0	-	0.0%	0	-	0.0%
2612 - 2JUSTAMER	12	6	441,600	11.9%	0	-	0.0%
2614 - 2 ARROWHD	7	6	700,100	21.4%	0	-	0.0%
2616 - 2 DEER RUN	1	1	56,000	6.5%	0	-	0.0%
2618 - 2WHITEOAK	2	1	31,800	2.6%	0	-	0.0%
2620 - 2BOONE VIL	1	1	29,000	5.8%	0	-	0.0%
2626 - 2BK CRK FRM	1	0	-	0.0%	0	-	0.0%
2628 - 2 SPN LAKE	2	1	13,900	1.7%	0	-	0.0%
2630 - 2TRIPL CRK	2	2	217,200	20.7%	0	-	0.0%
2634 - 2BEECH CK	2	1	45,000	7.4%	0	-	0.0%
2636 - 2WALK LDG	1	0	-	0.0%	0	-	0.0%
2638 - 2BELLECHN	1	1	141,000	15.0%	0	-	0.0%
2640 - 2HWALKR	3	2	80,700	5.5%	0	-	0.0%
3002 - 3LEBNON	11	7	623,483	9.9%	0	-	0.0%
3003 - 3LEBNHRK	27	18	665,400	7.3%	0	-	0.0%
3004 - 3FLDCGRV	18	17	2,033,569	25.2%	0	-	0.0%
3005 - 3RICHMND	27	21	1,024,800	11.0%	0	-	0.0%
3006 - 3WASHFRAZ	23	15	361,700	7.4%	1	12,500	2.6%
3007 - 3BCKHRNW	14	9	1,018,344	13.2%	0	-	0.0%
3008 - 3MTWILNG	16	11	1,694,275	19.8%	0	-	0.0%

The use of parentheses or a negative number indicates an increase in value.

Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
3009 - 3INDUSTE	10	8	453,926	15.4%	0	-	0.0%
3010 - 3INDWEST	15	10	462,800	8.9%	0	-	0.0%
3011 - 3WEST TEN	12	8	1,372,193	20.8%	0	-	0.0%
3013 - 3MEADOWS	5	1	15,200	0.8%	0	-	0.0%
3014 - 3HAVENSTONE	6	3	89,900	3.5%	0	-	0.0%
3015 - 3RETREATLM	1	0	-	0.0%	0	-	0.0%
3016 - 3BOWMANPL	1	0	-	0.0%	0	-	0.0%
3018 - 3STAGECORN	3	3	106,100	7.6%	0	-	0.0%
3020 - 3BOWNAMVIL	2	0	-	0.0%	0	-	0.0%
3300 - 3HYDEAWAY	6	2	54,800	6.7%	0	-	0.0%
3302 - 3PERRYHILLS	12	5	59,700	0.3%	0	-	0.0%
3303 - 3MORELAND	1	1	11,700	4.8%	0	-	0.0%
3304 - 3RCHMNDHILL	1	1	14,800	0.1%	0	-	0.0%
3305 - 3ALBRIGHT	1	1	20,900	7.5%	0	-	0.0%
3306 - 3FLANDESTS	4	3	32,000	1.9%	0	-	0.0%
3308 - 3ABRDEENDWN	4	4	55,900	13.2%	0	-	0.0%
3309 - 3MCFTRN	1	1	9,000	5.2%	0	-	0.0%
3315 - 3HRSPNRDG	2	1	14,000	5.3%	0	-	0.0%
3400 - 35SD COLLI*	2	0	-	0.0%	0	-	0.0%
3402 - 3ASHBURYXNG	4	3	57,700	3.9%	0	-	0.0%
3404 - 3ASHBURY	6	2	14,600	0.8%	0	-	0.0%
3406 - 3WOODLAND	2	2	22,000	4.0%	0	-	0.0%
3409 - 3TMBRWD	3	2	49,700	5.6%	0	-	0.0%
3410 - 3SUNSETRDG	2	2	39,900	8.4%	0	-	0.0%
3411 - 3CRKSCROS	3	3	89,800	7.6%	0	-	0.0%
3412 - 3ENORIDGE	3	2	102,200	9.0%	0	-	0.0%
3414 - 3BUCKRUN	1	0	-	0.0%	0	-	0.0%
3416 - 3CEDRRAINNEY	4	3	202,500	14.1%	0	-	0.0%
3418 - 3MILLCREEK	4	2	69,400	6.7%	0	-	0.0%
3420 - 3BEAVERVLLY	1	0	-	0.0%	0	-	0.0%
3426 - 3FIELDVIEW	2	0	-	0.0%	0	-	0.0%
3428 - 3WAGONFARM	3	1	8,000	1.0%	0	-	0.0%
3600 - 3MALLORYPL	1	1	8,200	2.6%	0	-	0.0%
3602 - 3HGHROCKVLG	2	1	116,800	13.1%	0	-	0.0%
3604 - 3SADDLCREEK	1	1	33,800	6.3%	0	-	0.0%
3605 - 3CHERRYPL	1	0	-	0.0%	0	-	0.0%
3606 - 3MILLCRKGC	3	3	30,500	2.4%	0	-	0.0%
3608 - 3ASHWICK	4	0	-	0.0%	0	-	0.0%
3610 - 3BUCKHORN	2	1	41,000	5.7%	0	-	0.0%
3612 - 3SUMMIT	3	2	49,800	2.8%	0	-	0.0%
3616 - 3JRDNOAK	1	0	-	0.0%	0	-	0.0%
3617 - 3FAIRFLD	2	0	-	0.0%	0	-	0.0%
3618 - 3TRVPENR	2	1	10,500	1.6%	0	-	0.0%
3702 - 3CARRINGTON	1	1	96,500	10.1%	0	-	0.0%
4002 - 4NCS7GB	5	4	379,160	6.6%	0	-	0.0%
4003 - 4PHELPS86	9	5	532,306	12.8%	0	-	0.0%
4004 - 4WEST86	17	8	278,000	5.7%	1	357,600	29.0%
4005 - 4NASHLAT	33	15	428,400	0.5%	1	51,700	0.6%
4006 - 7HILSWEST	14	11	531,700	10.2%	0	-	0.0%
4007 - 4 CORNEL	24	14	450,965	8.4%	1	722,400	50.6%
4008 - 4CATCH ALL	7	4	106,800	5.2%	0	-	0.0%

The use of parentheses or a negative number indicates an increase in value.

Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
4009 - 4HLSBROCA	9	7	562,470	13.7%	0	-	0.0%
4300 - 4GRG TATE	2	0	-	0.0%	0	-	0.0%
4302 - 4HGH WDS	3	3	130,500	1.7%	0	-	0.0%
4304 - 4WINSLOW	2	0	-	0.0%	0	-	0.0%
4305 - 4JOPPAOAKS	3	3	121,300	5.3%	0	-	0.0%
4306 - 4NOR HGHT	11	5	108,300	0.3%	0	-	0.0%
4308 - 4NORTHDX	2	1	18,300	4.7%	0	-	0.0%
4310 - 4HOMEMNT	6	3	67,800	0.6%	0	-	0.0%
4311 - 4JFREELD	5	4	52,500	0.9%	0	-	0.0%
4316 - 4FAIRVIEW	8	3	183,600	1.4%	0	-	0.0%
4317 - 4BIRCH RUN	1	1	35,000	20.0%	0	-	0.0%
4320 - 4KINGSBORO	13	10	340,100	29.0%	0	-	0.0%
4322 - 4DIMMOCKS	2	2	61,000	15.4%	0	-	0.0%
4324 - 4HILLS HGTS	2	1	11,500	2.4%	0	-	0.0%
4401 - 4CRAWFORD	3	1	95,700	9.9%	0	-	0.0%
4402 - 4HILLCRST	7	2	60,500	4.1%	0	-	0.0%
4403 - 4RIVER BND	1	0	-	0.0%	0	-	0.0%
4404 - 4EASTWOOD	3	3	89,700	11.4%	0	-	0.0%
4405 - 4WILDWOOD	10	5	111,400	3.9%	0	-	0.0%
4407 - 4MT VIEW	3	3	130,100	15.7%	0	-	0.0%
4408 - 4WILKE-ACR	3	3	68,100	6.5%	0	-	0.0%
4409 - 4OAKDALE	4	4	166,600	19.1%	0	-	0.0%
4412 - 4STROUD CR	2	2	78,800	6.2%	0	-	0.0%
4413 - 4JULIAN HG	3	3	65,600	5.3%	0	-	0.0%
4414 - 4GARL ACRE	1	0	-	0.0%	0	-	0.0%
4420 - 4MAGN PLC	0	0	-	0.0%	0	-	0.0%
4428 - 4WEST HILL	12	8	130,000	0.3%	1	90,600	3.9%
4430 - 4MURRAY	2	2	32,500	0.2%	0	-	0.0%
4600 - 4 OAK RISE	1	1	32,300	7.5%	0	-	0.0%
4601 - 4WTRSTNEST	10	4	121,800	1.6%	0	-	0.0%
4605 - 4CORNHILLS	12	9	125,300	3.5%	0	-	0.0%
4606 - 4WINTON PL	2	1	98,200	8.1%	0	-	0.0%
4610 - 4BECKTRIDGE	18	9	162,500	1.8%	0	-	0.0%
4614 - 4REDDY WDS	1	1	2,500	0.3%	0	-	0.0%
4618 - 4EAGLES CH	1	1	136,000	16.7%	0	-	0.0%
4621 - 4FORESTRDGE	24	18	1,013,700	5.4%	0	-	0.0%
4623 - 4FIORIHILL	8	4	219,000	4.9%	0	-	0.0%
4624 - 4SAM LATTA	14	6	358,300	8.9%	0	-	0.0%
4626 - 4KEN GRV	1	0	-	0.0%	0	-	0.0%
4660 - 4BURKMEADOW	1	1	37,700	6.5%	0	-	0.0%
4661 - 4CAMERONEST	2	2	56,500	3.5%	0	-	0.0%
4670 - 4CORBINCOMS1	1	0	-	0.0%	0	-	0.0%
4671 - 4CORBINCOMS2	1	0	-	0.0%	0	-	0.0%
4680 - 4CHRTNGRV1	7	4	40,300	1.0%	0	-	0.0%
4685 - 4CHRTNGRV2	4	2	58,200	2.0%	0	-	0.0%
4700 - 4STERL FRMS	3	3	270,500	37.5%	0	-	0.0%
4702 - 4 HISTORIC	52	38	2,554,000	7.9%	0	-	0.0%
4703 - COLLINS RDG	4	1	124,300	5.5%	0	-	0.0%
4704 - 4SCAM-BURN	6	6	4,516,300	41.1%	0	-	0.0%
5002 - 5STMARYSW	11	5	515,700	10.4%	1	898,080	32.9%
5003 - 5STMARYSC	14	9	571,766	8.3%	0	-	0.0%

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Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
5004 - S5EVENS PR	22	18	883,200	9.4%	0	-	0.0%
5005 - SLAWRENCE	21	17	601,800	8.9%	0	-	0.0%
5006 - SPALMERS	13	9	256,500	8.2%	1	96,200	10.2%
5007 - SCATCHALL	2	2	44,200	9.5%	0	-	0.0%
5008 - SPLSNT GRN	31	26	2,059,509	15.0%	0	-	0.0%
5009 - 5 85CORDR	9	5	102,500	5.6%	0	-	0.0%
5011 - SPLSNTGRNWDS	2	1	116,300	5.7%	0	-	0.0%
5301 - SWHISP PINE	2	2	40,700	16.8%	0	-	0.0%
5310 - SCOLONIALPK	6	3	99,800	5.8%	0	-	0.0%
5402 - SBRIGADOON	6	1	6,700	0.3%	0	-	0.0%
5403 - STED WLMS	2	1	14,700	4.8%	0	-	0.0%
5404 - SMEADOW	1	1	53,800	5.7%	0	-	0.0%
5407 - SRUSTIC ACR	1	1	15,800	5.4%	0	-	0.0%
5408 - SBLUFF ENO	2	1	61,000	9.9%	0	-	0.0%
5410 - SCHARLES W	6	5	161,300	6.0%	0	-	0.0%
5411 - SCYPRES	3	2	120,600	9.6%	0	-	0.0%
5419 - SFEATHRWD	2	2	65,100	11.8%	0	-	0.0%
5420 - SMTK DVLP	1	1	109,700	75.0%	0	-	0.0%
5422 - SHICKORY	1	0	-	0.0%	0	-	0.0%
5424 - SOAK RIDGE	4	1	(5,600)	-0.4%	0	-	0.0%
5600 - SSTRYHRNHLS	8	3	260,400	9.0%	0	-	0.0%
5601 - SCONT FRMS	2	2	79,000	5.2%	0	-	0.0%
5602 - SCASCADES	2	2	90,200	5.1%	0	-	0.0%
5603 - STHOM PLC	1	1	19,800	3.0%	0	-	0.0%
5605 - SCHASE HLW	1	1	21,500	4.3%	0	-	0.0%
5606 - SWATK FARM	2	1	16,100	1.7%	0	-	0.0%
5608 - SBUCK QTR	3	3	277,028	18.8%	0	-	0.0%
5609 - SMARTIN HLS	1	1	35,000	3.9%	0	-	0.0%
5611 - SGRANDOAK	2	1	28,800	1.7%	0	-	0.0%
5612 - SST MARYS	2	1	48,100	10.3%	0	-	0.0%
5614 - SENO WOOD	5	1	(54,200)	-1.7%	0	-	0.0%
5616 - SDEERWOOD	1	1	49,600	12.4%	0	-	0.0%
5620 - SFOX HILL	2	0	-	0.0%	0	-	0.0%
5623 - SWILLORDG	1	1	18,400	74.8%	0	-	0.0%
5625 - SSIBLING PN	2	2	164,600	23.2%	0	-	0.0%
5626 - SPLEAS GRN	11	7	290,500	3.4%	0	-	0.0%
5700 - SFOX HILLSE	1	0	-	0.0%	0	-	0.0%
5701 - SRED HILL	3	3	1,045,300	28.8%	0	-	0.0%
5704 - SPRESRVHAWK	2	2	363,700	12.8%	0	-	0.0%
6001 - BINGHAM 6	2	2	130,500	71.5%	0	-	0.0%
6002 - GCARLD	18	15	812,600	13.7%	0	-	0.0%
6003 - 6FERGUSON	6	5	819,819	17.4%	0	-	0.0%
6004 - 6BUTLER	7	4	227,700	14.8%	0	-	0.0%
6005 - 6WILDCAT	15	11	688,671	8.8%	0	-	0.0%
6006 - 6ORCHPL	7	4	243,012	10.2%	0	-	0.0%
6007 - 6ORNGGRV	12	10	396,400	8.4%	0	-	0.0%
6008 - 6OAKGRV	21	15	597,040	8.2%	0	-	0.0%
6009 - 6BCKHRN	18	12	236,139	7.4%	0	-	0.0%
6010 - 6BORLAND	27	21	1,694,035	13.4%	0	-	0.0%
6011 - 6DRYLNDS	57	45	4,798,503	14.6%	0	-	0.0%
6012 - 6ARTHMNS	21	16	507,000	6.8%	0	-	0.0%

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Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
6300 - 6FOXBORO	1	0	-	0.0%	0	-	0.0%
6304 - 6DAIRYLAND	1	1	31,100	11.0%	0	-	0.0%
6306 - 6CHSTNTOAKS	16	15	779,500	11.8%	0	-	0.0%
6400 - 66WILDCAT	3	2	85,000	7.5%	0	-	0.0%
6402 - 6SABLERUN	1	1	(18,600)	-4.9%	0	-	0.0%
6403 - 6EQUES FRM	1	1	90,700	68.7%	0	-	0.0%
6404 - 6INDINSRNG	5	4	196,500	10.0%	0	-	0.0%
6406 - 6THETRAILS	2	1	15,100	2.2%	0	-	0.0%
6408 - 6GRNFLD	1	0	-	0.0%	0	-	0.0%
6600 - 6CLEARINGS	2	1	18,800	2.9%	0	-	0.0%
6601 - 6 LLOYD SU	1	0	-	0.0%	0	-	0.0%
6602 - 6SCOTTLAND	1	0	-	0.0%	0	-	0.0%
6603 - 6SOUTHWST	4	3	165,321	20.5%	0	-	0.0%
6604 - 6BRADFRDRDG	4	1	43,400	2.3%	0	-	0.0%
6606 - 6TURKEYRUN	8	6	245,800	7.1%	0	-	0.0%
6608 - 6COVERDBRIG	2	2	214,300	12.8%	0	-	0.0%
6611 - 6WESTBRK	2	1	96,200	12.2%	0	-	0.0%
6615 - 6VILLAOAKS	1	0	-	0.0%	0	-	0.0%
6616 - 6SUGARRIDGE	3	3	204,300	18.6%	0	-	0.0%
6617 - 6CANE CRK	1	1	73,200	20.0%	0	-	0.0%
6618 - 6SYKESGLEN	2	0	-	0.0%	0	-	0.0%
6620 - 6TERRLLWDS	1	1	281,517	41.2%	0	-	0.0%
6621 - 6LITTL CRK	1	1	79,500	15.9%	0	-	0.0%
6622 - 6UWHARRIE	1	0	-	0.0%	0	-	0.0%
6623 - 6PICKARD MT	1	0	-	0.0%	0	-	0.0%
6625 - 6RIDER TRL	1	1	60,100	10.5%	0	-	0.0%
6626 - 6TWIN STRM	2	1	24,900	6.7%	0	-	0.0%
6630 - 6BLUEB HILL	1	0	-	0.0%	0	-	0.0%
6700 - 6TREFARM	8	6	506,800	4.9%	0	-	0.0%
6701 - 6CNSRV RDG	2	2	354,306	6.9%	0	-	0.0%
6702 - 6CSCADEFRST	1	1	82,500	10.5%	0	-	0.0%
7003 - 7NCCHILL3	13	11	1,055,900	13.0%	0	-	0.0%
7007 - 7DAVIS-N	12	12	494,800	16.4%	0	-	0.0%
7008 - 7 86DVSS	4	3	540,926	20.3%	0	-	0.0%
7010 - 7ARTHMIN	1	1	3,300	1.6%	0	-	0.0%
7011 - 7RCKYRDG	15	13	1,076,677	16.3%	0	-	0.0%
7012 - 7AM-86	1	1	128,300	14.3%	0	-	0.0%
7015 - 7OLD86	2	2	202,900	23.2%	0	-	0.0%
7016 - 7NHOPE/40	17	12	1,466,130	15.4%	0	-	0.0%
7017 - 7MLHSE40	14	8	766,756	12.3%	0	-	0.0%
7018 - 7WEAVGRV	1	1	34,100	6.4%	0	-	0.0%
7019 - 7CRNWLCL	7	4	861,054	13.1%	0	-	0.0%
7020 - 7SINAICL	2	2	156,700	13.6%	0	-	0.0%
7021 - 7MURPHSCH	3	1	74,800	3.2%	0	-	0.0%
7022 - 7CORNWMS	2	1	58,800	6.3%	0	-	0.0%
7023 - 7MTSINFS	4	4	565,000	17.7%	0	-	0.0%
7024 - 7MTHERMN	1	0	-	0.0%	1	203,800	50.0%
7025 - 7UNVRSTN	14	9	605,900	13.0%	0	-	0.0%
7026 - 7MLHSCENT	4	3	152,966	9.1%	0	-	0.0%
7027 - 7ERWIN RD	2	2	226,000	45.3%	0	-	0.0%
7028 - 7DRYLND	11	9	745,800	14.4%	0	-	0.0%

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		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
7029 - 7DRYLD	4	4	165,900	11.4%	0	-	0.0%
7030 - 7O86DRYL	9	5	199,300	6.3%	0	-	0.0%
7031 - 786/EUBKS	6	4	413,300	28.2%	0	-	0.0%
7032 - 7ROGERS	25	17	943,200	2.2%	0	-	0.0%
7033 - 7 15-501S	2	2	47,400	4.7%	0	-	0.0%
7034 - 7DAM-CH	10	9	449,700	16.1%	0	-	0.0%
7035 - 7DAM-CH-S	7	5	139,200	3.8%	0	-	0.0%
7037 - 7OLDSCHOOL	3	3	24,000	10.0%	0	-	0.0%
7039 - 7HATCHOG	6	5	136,800	7.2%	0	-	0.0%
7040 - 7NEVILLE	11	9	677,587	13.5%	0	-	0.0%
7041 - 754W / NRTH	14	8	445,900	6.7%	0	-	0.0%
7042 - 7 54 W/SOTH	33	27	1,531,900	2.3%	0	-	0.0%
7043 - 7FYTV/HLSB	14	10	358,300	6.2%	1	617,400	28.4%
7044 - 7HLSBRHWV	20	10	423,300	3.3%	0	-	0.0%
7045 - 7OLDPITTSB	8	8	332,400	9.7%	0	-	0.0%
7046 - 7NGRNSBRO	15	11	509,100	6.8%	0	-	0.0%
7048 - 7MTCARMEL	28	22	2,722,079	13.6%	0	-	0.0%
7049 - 7CARMELNR	2	2	88,500	7.7%	0	-	0.0%
7050 - 7MLKCATCH	8	4	908,900	13.9%	0	-	0.0%
7051 - 7FORDCA	1	1	1,300	46.4%	0	-	0.0%
7052 - 7LODGES	0	0	-	0.0%	0	-	0.0%
7102 - 7GRHMSUNSET	37	34	1,744,000	5.3%	1	20,300	1.1%
7103 - 7NSPERIMETER	2	0	-	0.0%	0	-	0.0%
7104 - 7MCMASTERS	85	81	5,401,000	4.1%	0	-	0.0%
7110 - 7CRCHMCDADE	14	11	619,700	1.4%	0	-	0.0%
7120 - 7GRAHAMST	11	9	506,400	8.6%	0	-	0.0%
7124 - 7CAMERONAVE	10	7	542,100	15.6%	0	-	0.0%
7130 - 7COLEHEIGHT	13	9	185,500	0.6%	0	-	0.0%
7132 - 7SMERRITTML	2	2	21,900	5.8%	0	-	0.0%
7134 - 7CARRCOURT	11	10	714,300	7.3%	0	-	0.0%
7154 - 7MASONFARM	3	2	44,300	1.6%	0	-	0.0%
7156 - 7PUREFOYRD	5	4	124,200	5.1%	0	-	0.0%
7158 - 7SPITTSBORO	17	6	256,600	4.9%	0	-	0.0%
7160 - 7WESTWOOD	4	2	105,500	3.5%	0	-	0.0%
7162 - 7RNSOMVANCE	16	11	859,400	7.2%	0	-	0.0%
7170 - 7TNINYBNDRY	11	9	692,600	4.0%	0	-	0.0%
7172 - 7FRANKRSMRY	49	36	5,503,500	11.9%	1	860,700	31.0%
7174 - 7EFRANKLIN	9	5	644,500	7.4%	0	-	0.0%
7176 - 7EFRANKLIN2	4	2	53,200	9.5%	0	-	0.0%
7200 - 7CREST/DAVE	26	20	837,600	3.0%	0	-	0.0%
7201 - 75SD ANDRE	3	2	24,000	1.7%	0	-	0.0%
7202 - 7CAROLJAMES	22	14	781,200	7.0%	0	-	0.0%
7203 - 7HILLS/MAIN	29	20	863,100	5.6%	0	-	0.0%
7204 - 7HUNTR/CHK	11	7	724,500	14.2%	0	-	0.0%
7205 - 7FRST HTS	6	5	168,500	6.7%	0	-	0.0%
7206 - 7WINDWD	3	1	64,100	5.2%	0	-	0.0%
7301 - 7ROLLINGWD	4	2	59,400	3.3%	0	-	0.0%
7303 - 7HOME VILL	3	1	9,000	0.5%	0	-	0.0%
7304 - 7SUNSET HIL	2	1	6,700	1.9%	0	-	0.0%
7310 - 7RANGPWD	4	2	41,600	3.6%	0	-	0.0%
7312 - 7PINEV EST	4	3	176,800	22.2%	0	-	0.0%

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Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
7317 - 7SBRUN	2	2	37,100	11.2%	0	-	0.0%
7318 - 7DAVIS	5	5	177,598	11.3%	0	-	0.0%
7320 - 7OLDURHAMRD	5	4	30,000	1.7%	0	-	0.0%
7323 - 7FRLDHILL	2	1	27,400	5.6%	0	-	0.0%
7324 - 7UNVSHG	4	2	99,600	8.7%	0	-	0.0%
7327 - 7RUSCH HLW	1	0	-	0.0%	0	-	0.0%
7328 - 7SOUTH GRV	1	1	177,300	22.2%	0	-	0.0%
7330 - 7WAVERD	3	0	-	0.0%	0	-	0.0%
7331 - 7CHANDWDS	5	2	161,600	3.5%	0	-	0.0%
7350 - 7GLENNHGHTS	8	8	187,700	5.2%	0	-	0.0%
7370 - 7DGWOODACRS	10	7	331,100	7.9%	0	-	0.0%
7375 - 7HERITGHILS	13	12	369,000	6.1%	0	-	0.0%
7380 - 7CLBRTHPARK	4	4	65,900	5.2%	0	-	0.0%
7390 - 7RIDGEFIELD	3	2	51,300	3.9%	0	-	0.0%
7400 - 7OAKWOOD	12	8	314,200	4.4%	0	-	0.0%
7401 - 7OAK HILLS	4	4	522,300	19.4%	0	-	0.0%
7404 - 7MRGNLAUREL	20	18	809,400	6.8%	0	-	0.0%
7406 - 7HUNTERRIDG	5	4	68,200	3.0%	0	-	0.0%
7408 - 7BIRCH LAKE	7	4	228,300	5.0%	0	-	0.0%
7409 - 7WIND RDGE	5	4	345,900	12.1%	0	-	0.0%
7410 - 7HGHLNDWDS	2	1	69,300	3.4%	0	-	0.0%
7412 - 7MEADOWS	5	3	88,635	4.9%	0	-	0.0%
7413 - 7SHENAND	2	2	39,200	5.0%	0	-	0.0%
7414 - 7COLNOYLAKE	2	0	-	0.0%	0	-	0.0%
7415 - 7EDW POND	1	1	78,100	8.2%	0	-	0.0%
7418 - 7BRIARCLIFF	41	32	1,912,500	9.1%	0	-	0.0%
7419 - 7ROBERSN	4	1	15,900	0.6%	0	-	0.0%
7420 - 7COLNYWOODS	23	18	688,500	5.7%	0	-	0.0%
7421 - 7SHADYLWN	15	13	519,800	15.5%	0	-	0.0%
7423 - 7 PM EMILY	4	3	307,300	9.3%	0	-	0.0%
7424 - 7NORTHWOOD	34	15	380,500	2.0%	0	-	0.0%
7426 - 7 ERWIN	7	4	99,600	2.6%	0	-	0.0%
7427 - 7WOODBRK	2	1	21,300	2.1%	0	-	0.0%
7430 - 7ELKINHILL	12	9	411,200	0.5%	0	-	0.0%
7433 - 7FOXLAIR	1	0	-	0.0%	0	-	0.0%
7435 - 7PNBRK/CLHT	5	3	182,600	7.5%	0	-	0.0%
7438 - 7IRONWOODS	18	12	624,900	6.4%	0	-	0.0%
7439 - 7UNGRVCA	1	1	87,700	7.7%	0	-	0.0%
7440 - 7ESTESHILLS	2	1	74,000	1.8%	0	-	0.0%
7442 - 7TRLMFRST	1	1	120,000	9.6%	0	-	0.0%
7445 - 7HIDDENHILLS	14	10	401,500	6.2%	0	-	0.0%
7446 - 7AMBRDGE	3	2	84,100	4.5%	0	-	0.0%
7448 - 7PWDRMIL	1	0	-	0.0%	0	-	0.0%
7449 - 7TMBCRST	11	6	827,300	6.7%	0	-	0.0%
7450 - 7SPRNGCREST	16	9	189,600	2.5%	0	-	0.0%
7452 - 7ENGLEWOOD	7	5	329,800	6.8%	0	-	0.0%
7453 - 7SUNSET HL	2	2	26,500	8.1%	0	-	0.0%
7455 - 7CHANDLRGRN	7	1	40,300	0.6%	0	-	0.0%
7457 - 7PARKSIDE	12	6	169,600	2.5%	0	-	0.0%
7458 - 7COKERWOODS	1	0	-	0.0%	0	-	0.0%
7460 - 7FORESTCRK	5	1	69,100	3.5%	0	-	0.0%

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Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
7462 - 7FORESTCRK2	3	1	16,900	0.6%	0	-	0.0%
7464 - 7FORESTHILLS	24	22	666,100	5.5%	0	-	0.0%
7466 - 7STATESIDE	2	2	180,700	10.1%	0	-	0.0%
7468 - 7WINDSORPRK	8	2	56,400	1.5%	0	-	0.0%
7470 - 7TIMBERLYNE	13	8	214,800	2.9%	0	-	0.0%
7472 - 7CEDARHILLS	13	11	656,700	7.7%	0	-	0.0%
7480 - 7CLBRTHCBBL	14	6	165,100	1.8%	0	-	0.0%
7483 - 7SOUTHBRIDG	10	7	85,600	1.5%	0	-	0.0%
7485 - 7HUNDRDOAKS	2	1	50,400	2.8%	0	-	0.0%
7487 - 7WOODHAVEN	3	2	107,500	6.4%	0	-	0.0%
7490 - 7BOOKRCREEK	9	3	22,500	0.5%	0	-	0.0%
7492 - 7LKFOREST1	55	46	6,249,400	12.4%	0	-	0.0%
7494 - 7BIRCHWIND	6	1	64,900	1.8%	0	-	0.0%
7496 - 7OXFRDHILLS	2	2	141,000	10.7%	0	-	0.0%
7498 - 7COKERHILLS	24	18	1,049,300	4.1%	0	-	0.0%
7499 - 7MEADOWMONT	5	4	152,000	4.1%	0	-	0.0%
7500 - 7MEADOWMONT	8	5	136,800	1.6%	0	-	0.0%
7502 - 7TRIPL CRWN	7	3	479,100	3.8%	0	-	0.0%
7505 - 7 THE OAKS	18	11	1,084,400	4.1%	0	-	0.0%
7506 - 7MORGNGLN	5	4	167,500	3.3%	0	-	0.0%
7507 - 7CHANC VW	9	5	423,100	3.6%	0	-	0.0%
7508 - 7CD FARMS	1	1	(30,700)	-6.5%	0	-	0.0%
7510 - 7DONWEL	1	0	-	0.0%	0	-	0.0%
7520 - 7GIMGHOUL	4	4	465,300	8.4%	0	-	0.0%
7524 - 7LARKSPUR	3	0	-	0.0%	0	-	0.0%
7525 - 7LAURLHILRD	11	10	1,447,005	7.7%	1	190,000	6.3%
7528 - 7MILLRACE	2	2	171,200	11.6%	0	-	0.0%
7530 - 7GREENWOOD	8	7	1,042,000	0.7%	0	-	0.0%
7532 - 7GLENDALE	3	3	205,800	8.8%	0	-	0.0%
7534 - 7DAVIEWOODS	4	1	52,400	2.6%	0	-	0.0%
7536 - 7HILLCREST	2	2	139,900	5.0%	0	-	0.0%
7540 - 7MTBOLUS	4	2	249,100	7.4%	0	-	0.0%
7550 - 7SILVERCRK	7	2	72,500	0.9%	0	-	0.0%
7552 - 7CHESLEY	6	4	349,100	5.1%	0	-	0.0%
7562 - 7MILLVALLEY	2	2	160,000	10.9%	0	-	0.0%
7564 - 7COLCROSSNG	1	1	125,300	8.2%	0	-	0.0%
7568 - 7MORGANCREK	13	8	328,400	0.2%	0	-	0.0%
7574 - 7RESRVE/HNT	1	0	-	0.0%	0	-	0.0%
7580 - 7SOVILLAGE1	7	4	328,900	5.9%	0	-	0.0%
7582 - 7SOVILLAGE2	6	2	152,100	2.4%	0	-	0.0%
7584 - 7SOVILLAGE3	7	3	106,600	1.7%	0	-	0.0%
7586 - 7CROSSCREEK	2	1	38,200	2.6%	0	-	0.0%
7600 - 7LINCO PRK	3	2	37,100	4.3%	0	-	0.0%
7602 - 7JBGOLDST	1	0	-	0.0%	0	-	0.0%
7603 - 7WILDWOODSP	1	0	-	0.0%	0	-	0.0%
7701 - 7WINMORE	14	5	160,300	2.0%	0	-	0.0%
7702 - 7BEL ARBR	1	0	-	0.0%	0	-	0.0%
7703 - 7HORNE HLW	1	1	71,800	7.0%	0	-	0.0%
7704 - 7CEDARS	2	1	8,000	0.5%	0	-	0.0%
7725 - 7BERRYHILL	11	8	214,600	3.1%	0	-	0.0%
7726 - 7TENNISCLUB	11	7	165,200	3.8%	0	-	0.0%

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Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
7728 - 7MONTCLAIR	4	4	381,100	6.8%	0	-	0.0%
7729 - 7WEATHERHILL	11	4	95,700	2.1%	0	-	0.0%
7757 - 7CLAREMONTS	3	1	8,600	0.6%	0	-	0.0%
7758 - 7CLAREMONT	4	4	230,600	6.4%	0	-	0.0%
7760 - 7LAKEHOGAN1	6	2	68,600	1.3%	0	-	0.0%
7762 - 7LAKEHOGAN2	4	1	38,400	0.9%	0	-	0.0%
7764 - 7LAKEHOGAN3	14	4	250,800	2.9%	0	-	0.0%
7766 - 7LAKEHOGAN4	11	5	190,800	2.2%	0	-	0.0%
7768 - 7LAKEHOGAN5	5	0	-	0.0%	0	-	0.0%
7774 - 7BOLNQRTRPH	11	5	117,900	2.7%	0	-	0.0%
7776 - 7WEBBWOOD	2	2	67,000	7.2%	0	-	0.0%
7778 - 7FAIROAKS	25	19	512,200	4.2%	0	-	0.0%
7780 - 7HIGHLANDS	2	2	70,600	5.4%	0	-	0.0%
7782 - 7CAMDEN	2	2	74,600	8.0%	0	-	0.0%
7784 - 7FOXMDWHLDS	10	7	244,000	4.9%	0	-	0.0%
7786 - 7WEXTRAMORE	2	0	-	0.0%	0	-	0.0%
7788 - 7CATESCOBL	10	4	164,400	2.5%	0	-	0.0%
7790 - 7SUNSETCREK	1	0	-	0.0%	0	-	0.0%
7792 - 7BRRNGTNHLS	17	12	380,400	3.9%	0	-	0.0%
7800 - 7HCKRYMORIS	5	3	92,400	5.8%	0	-	0.0%
7802 - 7PHOENIX	4	1	10,200	0.1%	0	-	0.0%
7804 - 7HIDEAWYTRL	6	3	293,700	34.1%	0	-	0.0%
7806 - 7TRINKUSMNR	5	2	42,400	8.9%	0	-	0.0%
7808 - 7UNIVACRES	3	3	464,500	49.4%	0	-	0.0%
7810 - 7SMITH LVL	2	1	186,200	75.0%	1	151,600	50.0%
7812 - 7WINTERHL	1	1	54,600	9.7%	0	-	0.0%
7825 - 7ROBINSWOOD	5	4	50,000	2.1%	0	-	0.0%
7844 - 7LAURLSPRNG	3	2	120,700	8.3%	0	-	0.0%
7900 - 7CRESCNTRDG	4	1	90,500	4.3%	0	-	0.0%
7901 - 7HOMES PL	1	1	5,500	2.4%	0	-	0.0%
7902 - 7GLYNMORGN	2	1	38,200	2.4%	0	-	0.0%
7905 - 7KAREN WDS	3	3	703,500	15.2%	0	-	0.0%
7906 - 7TALBRYN	1	0	-	0.0%	0	-	0.0%
7907 - 7KERLNGTN	2	1	13,300	18.2%	0	-	0.0%
7908 - 7GLENBROOK	2	1	21,700	3.8%	0	-	0.0%
7910 - 7CREEKWOOD	5	2	239,800	2.9%	0	-	0.0%
7913 - 7WYNDSG	3	2	112,600	6.9%	0	-	0.0%
7914 - 7HOMESTEAD	1	0	-	0.0%	0	-	0.0%
7915 - 7NORTHILL	1	0	-	0.0%	0	-	0.0%
7916 - 7STONYHILL	2	2	144,000	10.8%	0	-	0.0%
7918 - 7STONYCREEK	1	1	75,200	30.0%	0	-	0.0%
7920 - 7STONERIDGE	6	6	213,300	6.3%	0	-	0.0%
7924 - 7PINEYHOLLW	6	6	419,300	8.0%	0	-	0.0%
7926 - 7BEECHBLUFF	1	0	-	0.0%	0	-	0.0%
7929 - 7OCTBR WD	1	1	(23,400)	-2.8%	0	-	0.0%
7931 - 7LK WDS	9	7	599,500	9.5%	0	-	0.0%
7932 - 7WOODKIRK	1	1	13,500	1.0%	0	-	0.0%
7934 - 7BLCKWODMTN	12	9	243,300	3.2%	0	-	0.0%
7935 - 7STR/STNYBK	4	3	345,700	8.8%	0	-	0.0%
7936 - 7STARFIELD	2	2	174,200	15.3%	0	-	0.0%
7937 - 7DUNHILL	2	1	27,500	2.0%	0	-	0.0%

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Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
7938 - 7LUCASFARM	1	1	35,600	4.1%	0	-	0.0%
7940 - 7MEADWRDGE	1	1	58,700	5.1%	0	-	0.0%
7944 - 7STNECURRIE	5	5	1,658,700	21.8%	0	-	0.0%
7945 - 7WESTHMPTON	8	4	449,300	4.0%	0	-	0.0%
7950 - 7WNDYHLFARM	1	0	-	0.0%	0	-	0.0%
7952 - 7MONTEREY	2	1	27,500	3.4%	0	-	0.0%
7954 - 7OXBOWDURHM	1	1	40,800	7.5%	0	-	0.0%
7956 - 7QUAILVIEW	3	3	151,900	12.7%	0	-	0.0%
7960 - 7NWHPSPRNG	2	1	81,600	7.5%	1	3,400	40.5%
7961 - 7MELL-OAK	1	0	-	0.0%	0	-	0.0%
7962 - 7WOODLND	6	3	196,200	3.3%	0	-	0.0%
7963 - 7SUN FORST	1	1	134,800	40.0%	0	-	0.0%
7972 - 7CRLNAFORST	2	1	49,800	6.0%	0	-	0.0%
7974 - 7WOLFS POND	3	3	223,700	15.2%	0	-	0.0%
7976 - 7OAKCREST	1	1	49,000	5.9%	0	-	0.0%
7980 - 7SEDFIELD	8	7	442,400	7.2%	0	-	0.0%
7981 - 7EWCATCH	5	2	95,500	6.3%	0	-	0.0%
7982 - 7STONERIDGE1	2	0	-	0.0%	0	-	0.0%
7984 - 7COURTATHOME	3	0	-	0.0%	0	-	0.0%
7985 - 7HENDWOODS	5	1	199,300	3.1%	0	-	0.0%
7986 - 7BURGUNDYLN	4	2	239,300	5.4%	0	-	0.0%
7987 - 7KENTFIELD	1	1	14,500	2.4%	0	-	0.0%
C001 - 7VLLGEGREEN	2	0	-	0.0%	0	-	0.0%
C002 - 7CAMELOTVLG	9	7	110,700	10.4%	0	-	0.0%
C003 - 7SHEPERDLN	2	1	6,600	2.0%	0	-	0.0%
C005 - 7BROOKSIDE	2	2	68,800	20.3%	0	-	0.0%
C006 - 7ASHLYFREST	8	4	86,100	6.4%	0	-	0.0%
C010 - 7BOLIN CO	9	7	95,200	5.1%	0	-	0.0%
C012 - 4CEDR CRK	9	8	122,200	7.1%	0	-	0.0%
C013 - 7MCGREGOR	1	0	-	0.0%	0	-	0.0%
C015 - 7COOPER SQ	1	1	27,200	10.0%	0	-	0.0%
C016 - 7HAMLIN PK	1	0	-	0.0%	0	-	0.0%
C022 - 7WEST PK	1	1	21,700	7.2%	0	-	0.0%
C025 - 7FINLEY FR	9	3	37,900	1.6%	0	-	0.0%
C028 - 7PARK COND	1	0	-	0.0%	0	-	0.0%
C033 - 7CEDARCT	3	2	74,600	12.8%	0	-	0.0%
C035 - 7OAKSCONDOS	4	2	68,400	5.1%	0	-	0.0%
C200 - 7PRVDNCEGLN	25	19	347,200	5.0%	0	-	0.0%
C203 - 7WILLWTERCE	14	11	193,000	5.8%	0	-	0.0%
C204 - 7BROOKWOOD	3	2	41,800	5.6%	0	-	0.0%
C206 - 7CHNCLLSQR	1	0	-	0.0%	0	-	0.0%
C207 - 7MILLCREEK	1	0	-	0.0%	0	-	0.0%
C208 - 7WETHERSTNE	1	0	-	0.0%	0	-	0.0%
C209 - 7KENSINGTON	6	2	13,800	1.0%	0	-	0.0%
C212 - 7HILL TOP	1	1	9,400	1.2%	0	-	0.0%
C213 - 7UNIV COMM	5	0	-	0.0%	0	-	0.0%
C215 - 7OXFORD	5	3	57,900	6.8%	0	-	0.0%
C216 - 7GABLES	1	1	47,500	9.3%	0	-	0.0%
C218 - 7SUE ANN	1	1	30,600	10.9%	0	-	0.0%
C219 - 7WEST MAIN	3	0	-	0.0%	0	-	0.0%
C223 - 7STROWD H	2	0	-	0.0%	0	-	0.0%

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Neighborhood	Completed	Residential			Commercial		
		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
C228 - 7EAST54CNDO	74	15	1,145,400	5.0%	0	-	0.0%
C405 - 7HLMNT CON	8	8	181,100	18.0%	0	-	0.0%
C406 - 7WHITE OAK	5	3	60,900	5.3%	0	-	0.0%
C407 - 7BRGHTN SQ	1	1	11,400	4.4%	0	-	0.0%
C411 - 7FLATS CON	1	0	-	0.0%	0	-	0.0%
C416 - 7PACIFICA	5	1	13,300	0.8%	0	-	0.0%
C418 - 7 PARKSLOPE	6	1	110,800	2.1%	0	-	0.0%
C425 - 4CHURT	1	1	8,900	1.7%	0	-	0.0%
C500 - 7FRNKLCNDO	2	2	160,200	22.1%	0	-	0.0%
C501 - 7GREENBRIDG	23	18	899,100	4.9%	0	-	0.0%
C502 - 7RSMRYVLLGE	7	7	355,700	16.6%	0	-	0.0%
C505 - 7TOWNSIDE	1	0	-	0.0%	0	-	0.0%
C506 - 7EDGEWATERPL	2	0	-	0.0%	0	-	0.0%
C507 - 7MERRITTPRK	2	0	-	0.0%	0	-	0.0%
C508 - 7COPPERLNSQ	2	1	6,600	2.0%	0	-	0.0%
C509 - 7 500MKTSTCO	1	1	28,400	6.9%	0	-	0.0%
C511 - 7MDMNTVILG	2	2	89,200	7.5%	0	-	0.0%
C512 - 7WEAVGROVE	1	0	-	0.0%	0	-	0.0%
C803 - 7140WFRANKL	13	10	601,900	5.4%	0	-	0.0%
C805 - 7WILLOWCRK	2	0	-	0.0%	0	-	0.0%
C812 - 7FOUNTAINS	3	1	57,900	10.0%	2	64,000	15.0%
C824 - 7TIBURON	1	0	-	0.0%	1	36,300	12.5%
C828 - 7WILLOWCRST	3	0	-	0.0%	1	117,400	5.7%
C834 - 7WINMORECON	1	1	15,600	3.4%	0	-	0.0%
C838 - 7 300EMAIN	2	0	-	0.0%	1	1,171,500	5.2%
C854 - 4BUTTONWOOD	1	0	-	0.0%	1	351,200	49.9%
CH01 - 7FRANKLIN	6	0	-	0.0%	1	4,824,000	18.4%
CH02 - 7WFRANKLIN	14	0	-	0.0%	4	2,602,400	5.5%
CH03 - 7EFRANKLIN	5	0	-	0.0%	1	3,001,300	9.3%
CH05 - 7VILCOMCAMP	2	0	-	0.0%	1	1,861,400	17.7%
CH06 - 7NC86/WEAVER	3	0	-	0.0%	0	-	0.0%
CH07 - 7EUBANKS	2	0	-	0.0%	1	405,100	0.5%
CH09 - 7RALEIGHRD	9	0	-	0.0%	2	4,756,800	4.9%
CH10 - 7VILLAGECORE	6	0	-	0.0%	4	1,745,900	6.6%
CH11 - 7MLKJRBLVD	8	0	-	0.0%	5	12,193,900	5.5%
CH12 - 7WEAVERDAIR	3	0	-	0.0%	3	3,261,800	12.0%
CH14 - 7PITTSBOROST	1	0	-	0.0%	1	176,900	18.4%
E001 - 5ENOCOM	5	0	-	0.0%	1	164,100	2.9%
H001 - 4US70ECOM	2	0	-	0.0%	1	75,900	1.7%
H002 - 4MILLSTONE	5	0	-	0.0%	3	925,200	10.4%
H003 - 4HAMPTON PT	4	0	-	0.0%	1	258,500	0.8%
H008 - 4 S CHURTON	6	0	-	0.0%	5	3,011,700	24.3%
H009 - 4WATERSTONE	2	0	-	0.0%	0	-	0.0%
H011 - 4CHURTON ST	3	0	-	0.0%	2	111,500	6.0%
H016 - 4OLD NC86	3	0	-	0.0%	0	-	0.0%
H017 - 4CARDINALDR	5	0	-	0.0%	3	1,523,800	16.2%
H018 - 4ORANGEGRRD	1	0	-	0.0%	1	3,624,700	15.7%
H021 - 4DIMMOCKS	1	0	-	0.0%	1	127,000	36.3%
H023 - 4CORNELIUS	8	4	324,800	15.7%	1	162,200	37.1%
H024 - 4US70ACOM	2	0	-	0.0%	1	997,800	18.7%
K001 - 3S I-40/85	1	0	-	0.0%	0	-	0.0%

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		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
K002 - 3NI-40/85	6	0	-	0.0%	4	8,446,100	13.2%
K003 - 3ECENTERST	1	0	-	0.0%	1	35,800	11.0%
K004 - 3EWASHINGTON	1	0	-	0.0%	1	161,400	43.5%
K005 - 3US70W-EFLAND	0	0	-	0.0%	0	-	0.0%
L001 - 7NCS4CORR	18	0	-	0.0%	9	18,054,450	7.5%
L002 - 7SMITH LVL	3	0	-	0.0%	2	176,400	0.8%
L003 - 7NGBORO/ESTES	2	0	-	0.0%	1	4,707,800	14.3%
L004 - 7E ROSEMARY	2	0	-	0.0%	1	498,800	12.3%
L005 - 7W ROSEMARY	11	1	235,100	39.8%	2	1,175,100	2.3%
L006 - 7W CAMERON	2	0	-	0.0%	0	-	0.0%
L007 - 7E MAIN ST	6	0	-	0.0%	3	1,759,700	11.4%
L008 - 7W MAIN/JONES	10	0	-	0.0%	5	2,396,900	8.4%
L009 - 7 WEAVER ST	1	0	-	0.0%	0	-	0.0%
L011 - 7GRAHAM ST	2	0	-	0.0%	1	157,400	7.4%
L017 - 7S ELLIOTT	2	0	-	0.0%	1	15,776,900	18.7%
L018 - 7FORDHAM	15	0	-	0.0%	10	30,699,200	10.6%
L019 - 7 S ESTES DR	2	0	-	0.0%	1	459,200	8.6%
M002 - 6 NC 54 W	2	0	-	0.0%	2	269,400	15.0%
T001 - 7KIRKWOOD	3	2	35,100	2.9%	0	-	0.0%
T002 - 7SUMRFIELD	12	6	143,100	3.9%	0	-	0.0%
T005 - 7VILLG WEST	6	3	31,300	1.7%	0	-	0.0%
T006 - 4HERITG TWN	2	0	-	0.0%	0	-	0.0%
T008 - 7SALEM CT	1	1	13,000	4.7%	0	-	0.0%
T015 - 7FENWAY PK	3	1	6,900	0.9%	0	-	0.0%
T017 - 7GEORGTWN	2	2	56,400	4.7%	0	-	0.0%
T020 - 7ERWINVLAGE	3	2	21,100	1.8%	0	-	0.0%
T300 - 3MEADOWSTONE	1	0	-	0.0%	0	-	0.0%
T400 - 7SYCAMORE	2	1	12,500	1.7%	0	-	0.0%
T402 - 7COVENTRY	6	2	16,900	0.8%	0	-	0.0%
T403 - 7WHISP HILL	3	2	32,800	4.0%	0	-	0.0%
T405 - 7POPL TWNH	4	3	45,900	4.2%	0	-	0.0%
T406 - 7FRST CT	11	9	158,800	5.7%	0	-	0.0%
T407 - 7WEATHILL	1	0	-	0.0%	0	-	0.0%
T409 - 7ROSEWLK	5	4	59,600	3.4%	0	-	0.0%
T410 - 7CANTEBRY	0	0	-	0.0%	0	-	0.0%
T411 - 7ARCADIA	12	8	175,200	3.6%	0	-	0.0%
T414 - 4WTRSTNTRC	37	17	520,900	4.5%	0	-	0.0%
T415 - 4FRSTRDGTWN	6	5	85,200	3.2%	0	-	0.0%
T418 - 7GREENVIEW	3	3	59,600	5.6%	0	-	0.0%
T421 - 4ELFINSPOND	11	4	4,100	0.1%	0	-	0.0%
T423 - 7MEADOWMONT	5	3	67,400	1.1%	0	-	0.0%
T424 - 7BRADD PK	3	0	-	0.0%	0	-	0.0%
T426 - 4HARMONWATER	14	4	46,300	0.9%	0	-	0.0%
T427 - 4COLLINSRDG	5	5	91,800	4.8%	0	-	0.0%
T502 - 7COLMBIAPLC	3	2	19,300	1.3%	0	-	0.0%
T660 - 3LKMICHALTH	15	11	178,600	3.7%	0	-	0.0%
T700 - 7PACIFICATWN	6	6	130,300	5.6%	0	-	0.0%
T701 - 7FRNKLNGRVE	1	0	-	0.0%	0	-	0.0%
T702 - 7GLENRIDGE	3	2	43,800	2.6%	0	-	0.0%
T703 - 7VINEY SQ	19	15	223,000	2.6%	0	-	0.0%
T704 - 7WINMORETWN	1	0	-	0.0%	0	-	0.0%

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		Res Count w/Change	Res Value Reduction	Res Percent w/Change	Com Count w/Change	Com Value Reduction	Com Percent w/Change
T706 - 7HIGHGRVTH	14	12	492,300	4.6%	0	-	0.0%
T707 - 7PICKARDOAKS	1	0	-	0.0%	0	-	0.0%
T708 - 7BRIDGEPT	1	0	-	0.0%	0	-	0.0%
T741 - 7COLONYLKTH	8	2	32,000	1.7%	0	-	0.0%
T742 - 7COLONYLKTH2	3	2	26,300	2.4%	0	-	0.0%
T768 - 7BALLENTINE	6	4	83,900	7.7%	0	-	0.0%
T771 - 7BURCHKOVE	3	0	-	0.0%	0	-	0.0%
T788 - 7WEAVGRV	3	1	2,000	0.2%	0	-	0.0%
	4152	2613	154,599,529	3.3%	108	136,634,130	2.9%

Individual Property Value Reductions Sorted By Neighborhood

Data as of: January 2, 2026		Includes Informal and Formal Appeals		
Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
0806093562	1002	R	168900	56300
0807140480	1002	R	62300	0
0807143380	1002	R	294900	63400
0807335720	1002	R	1041720	186060
0807464303	1002	R	36951	0
0807464775	1002	R	443500	50200
0807671221	1002	R	236400	78800
0807676016	1002	R	188200	75300
9896697760	1002	R	233100	0
9896795936	1002	R	339800	0
9897638296	1002	R	827600	25700
9897682668	1002	R	837500	0
9897702194	1002	R	230300	0
9897767631	1002	R	520800	51700
9897971972	1002	R	400000	35900
9886799933	1003	R	798500	199600
9886899765	1003	R	281500	56300
9886995905	1003	R	337400	253100
9887006708	1003	R	348000	21000
9887014141	1003	R	471800	0
9887100896	1003	R	24700	0
9887802649	1003	R	732900	123500
9887811286	1003	R	277300	0
9887905458	1003	R	212700	16900
0807482022	1004	R	208600	0
0807498948	1004	R	432300	17300
0808024243	1004	R	413000	17700
0808115755	1004	R	175600	17600
0808122086	1004	R	742800	0
0808124631	1004	R	351700	0
0808126098	1004	R	484100	0
0808126635	1004	R	372500	29700
0808220035	1004	R	852300	20600
9887440732	1004	R	71600	23900
9897585299	1004	R	641100	78100
9898426637	1004	R	235100	0
9898553603	1004	R	253500	0
9898557423	1004	R	504800	0
0808624452	1005	R	437400	51600
0808946885	1005	R	520500	87500
0809029488	1005	R	248500	42200
9898837906	1005	R	159900	0
9898839975	1005	R	160100	16000
9898964222	1005	R	235400	34000
0809552297	1006	R	176300	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
0809554644	1006	R	179400	0
0809740907	1006	R	252400	51100
0809881250	1006	R	171400	0
0809883415	1006	R	248100	20200
0809885551	1006	R	339200	0
0809946978	1006	R	175400	35100
0818272505	1006	R	900	0
0818282414	1006	R	36144	-47
0818291351	1006	R	74778	-49
0819015824	1006	R	527600	55000
0819112558	1006	R	31500	0
0910237159	1006	C	1593500	0
0809456766	1007	R	252000	0
0900248278	1007	R	258300	129100
0900248697	1007	R	258300	129100
0900259963	1007	R	398800	-20
0900466064	1007	R	99700	49800
0910246642	1007	R	722874	-95000
9899870622	1007	R	211000	0
9899880861	1007	R	622449	69161
9899984317	1007	R	2132019	0
9990227733	1007	R	357000	98800
9990411312	1007	R	229600	52000
9990521193	1007	R	10600	0
9990752342	1007	R	692200	125400
9899282667	1008	R	379800	43100
9899870108	1008	R	223800	0
9889564867	1009	R	227600	0
9980036608	1009	R	651794	95499
9980300088	1009	R	294500	44000
9980829602	1009	R	436808	0
9888280318	1010	R	215400	64600
9888287463	1010	R	543000	-3200
9888679772	1010	R	564800	0
9889153349	1010	R	845900	0
9889354439	1010	R	75300	37700
9889746105	1010	R	774600	0
9889919020	1010	R	73000	0
9889931230	1010	R	207300	20700
9898084383	1010	R	964700	20400
9877979980	1011	R	634700	70900
9887180023	1011	R	823300	37000
9888022228	1011	R	287100	7300
9888029688	1011	R	256000	6700
9888114578	1011	R	426500	0
9888165089	1011	R	102700	0
9888622355	1011	R	482712	70000
9898230910	1300	R	123100	7200
9898251031	1300	R	148200	1100
9897021227	1400	R	29500	0
0806885617	1404	R	271300	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
0806886569	1404	R	17500	7000
0806981828	1404	R	258500	0
0806991817	1404	R	17500	0
0806993806	1404	R	17500	0
0807708859	1404	R	163600	86600
0807809936	1404	R	397600	36100
0807900191	1404	R	17500	0
0807902185	1404	R	17500	0
0807638817	1406	R	368900	47100
0807720534	1406	R	349800	0
0807736611	1406	R	197000	0
0807747410	1406	R	155000	31000
0807962118	1406	R	558300	68100
0817031858	1406	R	27900	20900
0807256977	1410	R	100000	0
0807257790	1410	R	100500	500
0807257835	1410	R	159200	8000
0808407777	1412	R	544600	57100
0808415123	1412	R	540500	22900
0808416372	1412	R	556200	72300
0809006750	1416	R	177600	118400
0809014649	1416	R	361600	22900
0809021086	1416	R	465700	54100
0809022650	1416	R	369500	10800
0809024255	1416	R	288800	0
9990233485	1420	R	90000	22500
9876984332	1422	R	216000	0
9886080194	1422	R	211600	3900
9897253485	1600	R	307700	85400
9897552103	1602	R	766600	113600
9897656233	1602	R	1636000	0
0808520398	1610	R	780300	33900
0808532456	1610	R	232900	38800
9990626446	1616	R	615000	14800
0809113839	1620	R	182700	9600
0809227670	1620	R	135500	20400
0809320421	1620	R	181600	20100
9898897120	1626	R	568100	77600
9887859548	1700	R	1461400	0
9829399578	2001	R	5200	1300
9829461568	2001	R	460166	102260
9829616436	2001	R	143700	32100
9829678416	2001	R	299600	16300
9839359316	2001	C	325500	0
9920417194	2001	R	427500	138200
9920420079	2001	R	71100	0
9849874424	2002	R	224000	13700
9859079839	2002	R	35800	0
9859173954	2002	R	129100	25900
9950045983	2002	R	143600	45000
9867062659	2006	R	277800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9867167357	2006	C	185800	31000
9858049524	2007	R	345400	30100
9858143537	2007	R	193600	16000
9858193404	2007	R	402400	0
9859019289	2007	R	952400	305800
9859201192	2007	R	68100	0
9859332993	2007	R	188800	8200
9859333610	2007	R	343200	42200
9859431182	2007	R	1069183	148510
9877603614	2008	R	583100	11400
9877605038	2008	R	252000	7400
9877704394	2008	R	842800	-16
9877926822	2008	R	41400	12
9867758411	2009	R	1181863	255188
9867861911	2009	R	296846	44528
9867889282	2009	C	1852000	0
9867968237	2009	R	760440	0
9877073220	2009	R	331400	0
9877076073	2009	R	180900	33900
9877161386	2009	R	495465	32405
9877197356	2009	R	1337118	0
9877261539	2009	R	314279	112242
9877488125	2009	R	863365	0
9878434077	2009	R	130800	28000
9868763733	2011	R	247800	0
9868954916	2011	R	462400	25600
9869727055	2011	R	231400	0
9879227727	2011	R	693334	48543
9879311441	2011	R	796200	0
9879738358	2012	R	1843280	319256
9879804906	2012	R	144200	0
9879855761	2012	R	248000	6600
9879790794	2013	R	343832	94700
9879995215	2013	R	97500	11500
9970623939	2014	R	443208	87922
9960555344	2015	R	130600	-5
9960558097	2015	R	133700	-37
9960845201	2015	R	214900	8100
9869096375	2016	R	979060	97776
9869345003	2016	R	967982	145197
9869495958	2016	R	233200	8200
9950637393	2016	R	560787	57989
9950733748	2016	R	584596	99974
9950967139	2016	R	163300	32600
9950967486	2016	R	769300	31200
9848655965	2017	R	156200	0
9848696837	2017	R	306800	39400
9848789808	2017	R	264600	42500
9848790899	2017	R	491100	53100
9848981458	2017	R	762000	99600
9848983020	2017	R	218600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9849094957	2017	R	108300	21700
9849191849	2017	R	410500	34100
9849264512	2017	R	230815	46165
9849915751	2017	R	410800	37900
9940218457	2017	R	433220	38800
9940239647	2017	R	347030	0
9839898632	2018	R	304000	86800
9930609241	2018	R	408400	153200
9829915340	2019	R	34400	0
9839024983	2019	R	234500	16300
9839039181	2019	R	29700	0
9838159385	2020	R	660600	0
9838255735	2020	R	142500	0
9838286263	2020	R	303100	2200
9838545577	2020	R	196000	0
9839014639	2020	R	227300	11600
9828837915	2021	R	811729	0
9838806316	2021	R	200000	30000
9846188694	2023	R	237400	69300
9846199125	2023	R	173100	0
9847046566	2023	R	316500	19900
9847156470	2023	R	251300	0
9847164715	2023	R	35900	3700
9847171371	2023	R	7700	0
9847172273	2023	R	206100	0
9847257174	2023	R	209900	12000
9837318166	2024	R	201600	42700
9837515243	2024	R	201000	0
9837613412	2024	R	352500	13300
9837615511	2024	R	231400	6800
9837619237	2024	R	243700	-5900
9827398433	2025	R	184900	63100
9827490777	2025	R	321200	27700
9837468304	2026	R	223000	0
9837551718	2026	R	264900	44000
9837565115	2026	R	143400	35800
9837881385	2026	R	214800	11600
9847190157	2026	R	555267	25737
9827377199	2027	R	132800	33200
9827377646	2027	R	90600	22700
9827454383	2027	R	65400	0
9837300926	2027	R	232300	23300
9837390955	2027	R	258700	18100
9838009781	2027	R	114000	2000
9846993846	2028	R	106500	49700
9847280735	2028	R	149000	9300
9847284839	2028	R	174900	0
9847382325	2028	R	326500	0
9847386353	2028	R	311200	0
9847996950	2028	R	40500	29200
9847997873	2028	R	56600	40900

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9857055379	2028	R	5900	2300
9868130235	2300	R	283700	0
9868131501	2300	R	35800	7000
9868132247	2300	R	205700	0
9868132433	2300	R	264600	5200
9868132605	2300	R	383200	0
9868135433	2300	R	226300	0
9868135672	2300	R	180000	0
9868136448	2300	R	224700	0
9868136953	2300	R	110300	0
9868142090	2300	R	206800	0
9868142200	2300	R	186600	0
9868142229	2300	R	222000	0
9868142327	2300	R	155800	0
9868142524	2300	R	144900	0
9868142603	2300	R	230100	0
9868142701	2300	R	151300	0
9868142709	2300	C	173600	0
9868145196	2300	R	277700	0
9868145496	2300	R	107100	0
9868145595	2300	R	105700	0
9868146308	2300	R	127700	0
9868146604	2300	R	318600	0
9868146702	2300	R	318000	0
9868151559	2300	R	223000	0
9868151649	2300	R	130100	0
9868156123	2300	R	130800	0
9868029748	2301	R	230700	4200
9868122909	2301	R	197400	16300
9847536132	2302	R	214600	0
9858821134	2305	R	273700	65100
9858830056	2305	R	246900	17300
9867031812	2307	R	319800	25100
9867033855	2307	R	354700	28100
9867038499	2307	R	209700	0
9867048298	2307	R	272200	6600
9867130946	2307	R	286500	53800
9867521680	2307	R	159900	23700
9867527388	2307	R	430100	43100
9920461170	2308	R	284400	6600
9920464275	2308	R	200100	36300
9857696137	2309	R	211600	24600
9857696722	2309	R	196600	20700
9857696769	2309	R	211700	18400
9858606029	2309	R	183800	19800
9858701410	2309	R	200100	14100
9837817538	2311	R	287500	75300
9836691353	2400	R	339700	0
9868243593	2401	R	332000	20700
9857816602	2404	R	40000	13300
9857816950	2404	R	55200	9200

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9857829338	2404	R	44400	16600
9857905106	2404	R	508600	0
9857909519	2404	R	686000	22700
9857910893	2404	R	119200	13200
9857914977	2404	R	58300	5800
9867206739	2404	R	410400	0
9858935535	2405	R	270800	19600
9858960906	2405	R	51200	0
9868021470	2405	R	238500	0
9878661717	2406	R	343100	0
9858957840	2407	R	40000	4000
9868043577	2407	R	669100	0
9868052713	2407	R	120400	18100
9868138693	2407	R	28300	2800
9868226536	2408	R	333800	11000
9859537902	2409	R	339900	151700
9859904704	2409	R	201800	7000
9868371810	2409	R	1740970	870485
9868560288	2409	R	176800	0
9868560860	2409	R	154232	57837
9868574473	2409	R	1452683	220977
9868589103	2409	R	319000	27300
9868668304	2409	R	239600	0
9868675440	2409	R	266900	28200
9868679143	2409	R	239600	0
9869305315	2409	R	156300	0
9869509456	2409	R	993120	343496
9869603091	2409	R	466500	35400
9837634025	2410	R	376600	34500
9837637325	2410	R	59100	6000
9868515046	2411	R	222100	40200
9867707006	2413	R	290000	43800
9867802140	2413	R	86500	21700
9867915541	2413	R	681000	17500
9847159237	2414	R	375000	1600
9866391304	2415	R	648495	97014
9866480995	2415	R	405400	0
9866490291	2415	R	52100	0
9857666093	2416	R	144300	0
9857288693	2600	R	265000	53000
9867711344	2601	R	441400	35400
9878652614	2604	R	514600	0
9878656247	2604	R	120000	0
9878656451	2604	R	449300	0
9857603461	2608	R	1114600	39600
9857329590	2610	R	632100	0
9857530491	2612	R	303200	60700
9857531511	2612	R	213400	53300
9857531606	2612	R	222300	63500
9857531717	2612	R	176100	0
9857545792	2612	R	1156200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9857634418	2612	R	1098000	161300
9857636235	2612	R	276700	102800
9857636847	2612	R	263300	0
9857746891	2614	R	725000	160300
9857746973	2614	R	701000	183700
9857853661	2614	R	803500	132900
9857863173	2614	R	755800	80000
9857868021	2614	R	286300	143200
9857862971	2616	R	861500	56000
9859191666	2618	R	623100	31800
9950101326	2618	R	614700	0
9849055117	2620	R	504200	29000
9827730887	2626	R	653700	0
9827307336	2628	R	432600	0
9827307785	2628	R	373800	13900
9847420200	2630	R	1051200	217200
9847706373	2634	R	607300	45000
9857561878	2636	R	1032700	0
9857796089	2638	R	941300	141000
9857653800	2640	R	429400	78000
9857654561	2640	R	393000	2700
9857771054	2640	R	649400	0
9855174536	3002	R	136887	0
9855379133	3002	R	171900	0
9855970408	3002	R	684400	0
9856111683	3002	R	233700	15
9856123731	3002	R	1033349	0
9856154209	3002	R	1602272	400568
9856328573	3002	R	133700	0
9856337782	3002	R	113200	0
9856556007	3002	R	1147500	186800
9856826237	3002	R	190500	1700
9856828676	3002	R	123300	6200
9856882025	3002	R	159600	0
9856907369	3002	R	321700	0
9866073516	3002	R	231000	28200
9825598936	3003	R	473400	42500
9826536736	3003	R	816200	0
9826538010	3003	R	211200	0
9826547044	3003	R	97700	14700
9826632812	3003	R	1036100	180500
9826667738	3003	R	178100	0
9826667971	3003	R	119400	0
9826732518	3003	R	673700	0
9826742759	3003	R	753400	0
9826972311	3003	R	77500	49800
9835382959	3003	R	128700	-100
9835385950	3003	R	175500	10700
9836053802	3003	R	173100	19200
9836061640	3003	R	359700	40500
9836062113	3003	R	527100	19200

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9836107385	3003	R	293700	58700
9836265342	3003	R	194800	32500
9836271793	3003	R	561400	48700
9836273387	3003	R	564300	21000
9836273616	3003	R	111100	4500
9836276635	3003	R	153700	14000
9836281718	3003	R	192300	76900
9845088625	3003	R	221000	2300
9845587540	3003	R	648000	29800
9845795909	3003	R	131000	0
9846707114	3003	R	194300	0
9854091617	3004	R	54500	5400
9854173499	3004	R	648600	1200
9854175987	3004	R	126700	5400
9854493205	3004	R	83200	0
9854550923	3004	R	650126	130024
9854574383	3004	R	1440367	576149
9854654325	3004	R	76500	42500
9854755135	3004	R	278400	63100
9855046255	3004	R	223100	-2700
9855046894	3004	R	157634	63053
9855149758	3004	R	1104446	201289
9855154288	3004	R	101920	10192
9855222794	3004	R	217900	6900
9855223983	3004	R	278100	12700
9855523233	3004	R	1150206	473614
9855543382	3004	R	373800	149500
9855557327	3004	R	894992	223748
9855645305	3004	R	214500	71500
9835626771	3005	R	184500	6000
9835635153	3005	R	236300	4000
9835635437	3005	R	252400	0
9835702388	3005	R	37300	7500
9835711282	3005	R	229300	18000
9835768955	3005	R	98600	9800
9835834794	3005	R	150000	100000
9835836025	3005	R	191800	30200
9835853219	3005	R	236300	66800
9835856968	3005	R	382200	31100
9835865772	3005	R	294100	44200
9835915740	3005	R	735000	94800
9835932675	3005	R	162000	81000
9844193743	3005	R	619100	50500
9844199084	3005	R	85300	0
9844290086	3005	R	92800	0
9844383418	3005	R	214900	0
9844387466	3005	R	155100	0
9844479859	3005	R	41300	8300
9844479924	3005	R	45500	15200
9844586287	3005	R	146200	0
9844592783	3005	R	243500	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9844592803	3005	R	210400	0
9845021208	3005	R	355000	0
9845248691	3005	R	783900	0
9845265983	3005	R	687900	28300
9845317794	3005	R	313600	0
9845350672	3005	R	153600	0
9845356732	3005	R	603300	101800
9845366778	3005	R	221800	73800
9845462541	3005	R	212000	53000
9845671055	3005	R	241900	0
9845703584	3005	R	321200	71400
9845858455	3005	R	368900	129100
9825346283	3006	R	323900	36600
9825357199	3006	R	117900	59000
9825450077	3006	R	226700	1200
9825453350	3006	R	213800	16000
9825561762	3006	R	315600	0
9825726901	3006	R	76000	800
9825734200	3006	R	59200	0
9825736852	3006	R	372100	0
9825916458	3006	R	74700	28000
9825918836	3006	R	333000	78700
9835088353	3006	R	324700	37900
9835129681	3006	R	444200	46200
9835180343	3006	R	77600	12900
9835304487	3006	R	2800	2100
9835486083	3006	R	318500	0
9835504758	3006	C	473600	12500
9835535640	3006	R	581000	0
9835545444	3006	R	186500	0
9835631421	3006	R	267300	37000
9835643952	3006	R	212900	0
9835668282	3006	R	381900	5300
9823453395	3007	R	1113100	43500
9823519216	3007	R	831400	0
9823729203	3007	R	247300	15700
9824823630	3007	R	288700	0
9824921567	3007	R	100400	0
9833188332	3007	R	951377	123619
9833228553	3007	R	1715700	428925
9833307863	3007	R	864900	346000
9833386116	3007	R	245700	22300
9833398190	3007	R	122000	0
9833457577	3007	R	384238	0
9833521034	3007	R	342100	34300
9834116894	3007	R	522100	4000
9843254957	3008	R	329000	0
9843313421	3008	R	213900	106800
9843316759	3008	R	301100	37100
9843338790	3008	R	1765060	500
9843662371	3008	R	442200	37

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9843880524	3008	R	187600	93800
9853314599	3008	R	295461	16414
9853324096	3008	R	309500	68700
9853411289	3008	R	430828	0
9853413805	3008	R	444206	39400
9853652389	3008	R	211200	-19700
9853756616	3008	R	143700	0
9853922069	3008	R	464300	0
9854446627	3008	R	683550	303800
9854521180	3008	R	2356943	1047424
9834384788	3009	R	141300	0
9834385767	3009	R	131900	0
9834386851	3009	R	173900	0
9834398472	3009	R	159900	13700
9834497285	3009	R	145600	0
9834542957	3009	R	147100	700
9834581778	3009	R	381170	169408
9834789169	3009	R	320289	177939
9834888220	3009	R	20698	8279
9844552798	3009	R	289100	0
9844560695	3009	R	207100	41400
9844751585	3009	R	694300	14200
9844757929	3009	R	37800	28300
9844758513	3009	R	95900	0
9824966112	3010	R	180000	0
9825311970	3010	R	180900	0
9825312726	3010	R	32500	0
9825313714	3010	R	300	200
9825315804	3010	R	253700	0
9825324096	3010	R	172000	0
9825324797	3010	R	171100	0
9825324899	3010	R	164300	0
9825325803	3010	R	187800	0
9825511407	3010	R	445900	51400
9825521250	3010	R	101500	0
9825604970	3010	R	111400	0
9825605380	3010	R	238000	0
9825702930	3010	R	889663	12200
9834093602	3010	R	189100	106400
9834094915	3010	R	40000	12500
9834095502	3010	R	131800	82100
9834096672	3010	R	305300	76100
9834189593	3010	R	130100	0
9834352631	3010	R	301300	0
9834354076	3010	R	657600	65400
9834354570	3010	R	191400	0
9835006065	3010	R	109700	56500
9833586372	3011	R	49500	0
9833681402	3011	R	415000	25000
9833683564	3011	R	437400	38200
9833859777	3011	R	2718251	964706

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9834417505	3011	R	139200	13900
9834424073	3011	R	138800	0
9834430407	3011	R	191700	0
9834539848	3011	R	104900	12200
9834704379	3011	R	570848	150687
9843372775	3011	R	462500	49900
9844049164	3011	R	234600	0
9844112140	3011	R	1145000	117600
9844493980	3012	R	245900	0
9844494814	3012	R	246000	0
9844494894	3012	R	276600	0
9844495892	3012	R	249800	0
9844495950	3012	R	265800	0
9844495977	3012	R	245900	0
9844496838	3012	R	247600	0
9844496972	3012	R	249900	0
9844497739	3012	R	234100	0
9844497884	3012	R	231600	0
9844498918	3012	R	236000	0
9845404010	3012	R	249800	0
9845404066	3012	R	246000	0
9845405112	3012	R	255000	0
9845405183	3012	R	252300	0
9845406020	3012	R	249900	0
9845407046	3012	R	245900	0
9845407082	3012	R	256100	0
9845407131	3012	R	248800	0
9845407135	3012	R	246000	0
9845408074	3012	R	242600	0
9845409035	3012	R	260200	0
9845500021	3012	R	251000	0
9845500027	3012	R	243600	0
9845500122	3012	R	247200	0
9845502013	3012	R	274600	0
9845502018	3012	R	265000	0
9845502113	3012	R	246600	0
9824324303	3013	R	376400	0
9824328630	3013	R	407000	0
9824329885	3013	R	409200	0
9824423896	3013	R	421700	0
9824430358	3013	R	389100	15200
9825795949	3014	R	378300	0
9825894827	3014	R	455600	27700
9825895472	3014	R	476500	20800
9825898991	3014	R	392900	0
9826805468	3014	R	384100	0
9826900107	3014	R	481700	41400
9825781630	3015	R	345200	0
9824723954	3016	R	403700	0
9825383787	3018	R	437400	30300
9825385498	3018	R	484500	34900

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9825388303	3018	R	475300	40900
9824744161	3020	R	425000	0
9824746172	3020	R	430100	0
9836129793	3300	R	51400	0
9836236650	3300	R	268800	-41300
9836236748	3300	R	39000	0
9836243658	3300	R	144400	0
9836259158	3300	R	150400	96100
9836332200	3300	R	168200	0
9835131986	3302	R	181200	12500
9835136180	3302	R	262400	5400
9835146256	3302	R	195900	0
9835158380	3302	R	193100	17800
9835224868	3302	R	182900	10800
9835231280	3302	R	82500	0
9835237632	3302	R	209500	13200
9835310752	3302	R	177100	0
9835314578	3302	R	246200	0
9835314658	3302	R	251400	0
9835315156	3302	R	181100	0
9835315258	3302	R	203000	0
9835315317	3302	R	261500	0
9835323266	3302	R	218300	0
9835331419	3302	R	295400	0
9835332128	3302	R	201800	0
9835333883	3302	R	218400	0
9835333956	3302	R	213200	0
9835334360	3302	R	248700	0
9835334443	3302	R	213600	0
9835334517	3302	R	223400	0
9835334700	3302	R	214800	0
9835337985	3302	R	213200	0
9835338462	3302	R	212700	0
9835338543	3302	R	235000	0
9835338623	3302	R	242400	0
9835338714	3302	R	254400	0
9835338805	3302	R	202300	0
9835339041	3302	R	237500	0
9835339222	3302	R	256600	0
9835343130	3302	R	211300	0
9835345401	3302	R	239500	0
9835346433	3302	R	225200	0
9835347066	3302	R	215200	0
9835347137	3302	R	213400	0
9835347475	3302	R	283800	0
9835349408	3302	R	229900	0
9835415495	3302	R	221300	0
9835415575	3302	R	214900	0
9835415635	3302	R	207600	0
9835415726	3302	R	235000	0
9835415807	3302	R	97300	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9835415904	3302	R	227900	0
9835419673	3302	R	233500	0
9835419765	3302	R	179500	0
9835420163	3302	R	238100	0
9835420440	3302	R	211600	0
9835420522	3302	R	217800	0
9835420623	3302	R	214900	0
9835423598	3302	R	221300	0
9835423689	3302	R	234200	0
9835423769	3302	R	222200	0
9835424064	3302	R	234500	0
9835424155	3302	R	215800	0
9835424246	3302	R	264300	0
9835424337	3302	R	245400	0
9835427689	3302	R	251100	0
9835427871	3302	R	223400	0
9835428088	3302	R	242000	0
9835428260	3302	R	220300	0
9835428342	3302	R	214600	0
9835428424	3302	R	214900	0
9835431880	3302	R	232000	0
9835431961	3302	R	233600	0
9835432292	3302	R	233300	0
9835432519	3302	R	223400	0
9835433101	3302	R	203100	0
9835435887	3302	R	234300	0
9835436540	3302	R	240200	0
9835436624	3302	R	230300	0
9835436705	3302	R	226200	0
9835437210	3302	R	223400	0
9835440293	3302	R	244500	0
9835440540	3302	R	253600	0
9835441041	3302	R	240300	0
9835441571	3302	R	237100	0
9835445140	3302	R	242700	0
9835445302	3302	R	215500	0
9835510164	3302	R	216000	0
9835510247	3302	R	248000	0
9835510511	3302	R	224000	0
9836003354	3303	R	245700	11700
9845303384	3304	R	252500	0
9845303485	3304	R	238700	0
9845303565	3304	R	273300	0
9845303665	3304	R	236600	0
9845303843	3304	R	261200	0
9845304244	3304	R	237300	0
9845304842	3304	R	249700	0
9845305127	3304	R	256200	0
9845305440	3304	R	240400	0
9845305543	3304	R	260200	0
9845305643	3304	R	238200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9845305841	3304	R	253400	0
9845306133	3304	R	254600	0
9845306348	3304	R	240800	0
9845306441	3304	R	277100	0
9845306562	3304	R	269900	0
9845306674	3304	R	236500	0
9845306860	3304	R	258000	0
9845306970	3304	R	249700	0
9845308332	3304	R	262300	0
9845308444	3304	R	257000	14800
9845308554	3304	R	240400	0
9845308654	3304	R	239000	0
9845308754	3304	R	257200	0
9845308854	3304	R	241700	0
9845308954	3304	R	274000	0
9845309143	3304	R	264500	0
9845309332	3304	R	258200	0
9845316070	3304	R	239900	0
9845318084	3304	R	254700	0
9845319152	3304	R	237500	0
9845319363	3304	R	235700	0
9845400142	3304	R	249400	0
9845400334	3304	R	223100	0
9845401343	3304	R	273700	0
9845410166	3304	R	270000	0
9845410357	3304	R	258500	0
9845411441	3304	R	237300	0
9845412234	3304	R	239700	0
9845412444	3304	R	253300	0
9835097843	3305	R	279500	20900
9844299716	3306	R	255600	12600
9844390061	3306	R	253200	10400
9844391885	3306	R	207200	0
9845109798	3306	R	239100	0
9845109899	3306	R	224500	0
9845109999	3306	R	227800	9000
9845204938	3306	R	257300	0
9836756345	3308	R	200400	28100
9836756459	3308	R	182800	9800
9836756654	3308	R	20000	10000
9836756759	3308	R	20000	8000
9836364766	3309	R	172100	9000
9833373391	3315	R	17500	0
9833375312	3315	R	247700	14000
9824248270	3400	R	329700	0
9824350014	3400	R	345100	0
9825535902	3402	R	379900	30400
9825535965	3402	R	375900	18800
9825538548	3402	R	373600	8500
9825548228	3402	R	347200	0
9825642964	3404	R	379000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9825656213	3404	R	439400	14600
9825741927	3404	R	421900	0
9825743923	3404	R	332300	0
9825753368	3404	R	313600	0
9825373601	3406	R	272400	12500
9825379505	3406	R	275800	9500
9844202616	3409	R	314800	18800
9844206303	3409	R	576200	30900
9835071592	3410	R	340800	11900
9835078856	3410	R	137000	28000
9843483607	3411	R	337000	14500
9843486523	3411	R	421000	25300
9843487119	3411	R	423800	50000
9835558277	3412	R	285200	72100
9835566285	3412	R	438900	30100
9835660317	3412	R	410400	0
9835491574	3414	R	263000	0
9835498749	3416	R	556700	94200
9835591157	3416	R	354200	27100
9835598412	3416	R	527400	81200
9836344633	3418	R	322200	0
9836349542	3418	R	375700	21200
9836431209	3418	R	340500	48200
9835146720	3420	R	321900	0
9835779617	3426	R	298800	0
9835884319	3426	R	275000	0
9836950198	3428	R	294600	0
9836956017	3428	R	246600	8000
9836957405	3428	R	285300	0
9825793283	3600	R	316700	8200
9836561384	3602	R	512800	116800
9836566123	3602	R	375900	0
9836023640	3604	R	533200	33800
9826804805	3605	R	564300	0
9826376173	3606	R	518100	16800
9826377336	3606	R	364600	3000
9826474478	3606	R	408300	10700
9844688667	3608	R	486100	0
9844691920	3608	R	492900	0
9845508080	3608	R	493900	0
9845601110	3608	R	495300	0
9823906649	3610	R	218400	0
9823923910	3610	R	496100	41000
9843683531	3612	R	515400	31800
9843686703	3612	R	607700	18000
9843694077	3612	R	626700	0
9856002709	3616	R	652900	0
9856034761	3617	R	730700	0
9856137764	3617	R	699300	0
9846853837	3618	R	637800	10500
9843842911	3702	R	951300	96500

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9875068984	4002	R	960500	0
9875779042	4002	R	419400	62500
9875788097	4002	R	574600	22200
9876159090	4002	R	3522226	294860
9876548480	4002	R	225200	-400
9865861928	4003	R	642000	0
9866582061	4003	R	364800	0
9866663533	4003	R	914500	146600
9866670224	4003	R	554700	103300
9866857407	4003	R	531846	216006
9876068312	4003	R	362700	0
9876069030	4003	R	332000	12400
9876285084	4003	R	463900	54000
9865401536	4004	R	433500	32400
9865404243	4004	R	5200	3900
9865406421	4004	R	368300	0
9865592448	4004	R	353808	0
9865685784	4004	C	1232800	357600
9866128535	4004	R	409300	7800
9866339700	4004	R	331900	44300
9866349624	4004	R	137600	23200
9866373747	4004	R	275700	0
9866380025	4004	R	207200	0
9866442974	4004	R	107200	0
9866446853	4004	R	108000	0
9866449111	4004	R	15000	0
9866450638	4004	R	166600	0
9866453243	4004	R	201500	0
9866514625	4004	R	278700	139400
9866537097	4004	R	227000	0
9866541643	4004	R	258500	10300
9866542102	4004	R	15000	0
9866545101	4004	R	196100	0
9866550503	4004	R	242800	0
9866621064	4004	R	195900	16700
9866925329	4004	R	148400	0
9866929193	4004	R	168400	0
9864588976	4005	R	314500	0
9864688666	4005	R	354100	2400
9864562115	4005	R	286700	0
9864562849	4005	R	563500	0
9864563486	4005	R	362800	0
9864563567	4005	R	351900	0
9864563734	4005	R	367900	0
9864563950	4005	R	476400	0
9864564302	4005	R	557400	0
9864564478	4005	C	383500	0
9864564711	4005	R	281100	0
9864564834	4005	R	224400	0
9864565319	4005	R	428200	0
9864565770	4005	R	111500	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864565861	4005	R	131500	0
9864566410	4005	R	175800	0
9864566428	4005	R	304800	0
9864566616	4005	R	317800	0
9864566706	4005	R	129800	0
9864566835	4005	R	482500	0
9864567307	4005	C	601300	51700
9864567502	4005	R	42500	0
9864568763	4005	R	305000	0
9864568802	4005	R	327100	0
9864569307	4005	R	257300	0
9864569510	4005	R	170000	0
9864569668	4005	R	359100	0
9864569812	4005	R	274300	0
9864571079	4005	R	275500	0
9864571080	4005	R	310400	0
9864571198	4005	R	254700	0
9864571288	4005	R	205200	0
9864571490	4005	R	629000	0
9864572618	4005	R	42500	0
9864573027	4005	R	270200	0
9864573567	4005	R	440900	0
9864575026	4005	R	387600	0
9864575209	4005	R	153000	0
9864575261	4005	R	459500	0
9864576261	4005	R	144800	0
9864577221	4005	R	170700	0
9864578077	4005	R	277100	0
9864578125	4005	R	42500	0
9864579057	4005	R	272000	0
9864579593	4005	R	620700	0
9864587078	4005	C	5136700	0
9864598053	4005	R	312000	0
9864654854	4005	R	311900	0
9864654909	4005	R	297100	0
9864654932	4005	R	284600	0
9864655977	4005	R	197000	0
9864655980	4005	R	335500	0
9864656736	4005	R	336600	0
9864656939	4005	R	264400	0
9864656972	4005	R	472500	0
9864657748	4005	R	487500	0
9864657929	4005	R	261200	0
9864657982	4005	R	268300	0
9864658871	4005	R	558400	0
9864658964	4005	R	240400	0
9864659948	4005	R	460300	0
9864659983	4005	R	304100	0
9864660334	4005	R	223000	0
9864660428	4005	R	212200	0
9864660431	4005	R	232000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864660621	4005	R	217000	0
9864660810	4005	R	157100	0
9864661396	4005	R	264000	0
9864661453	4005	R	355400	0
9864661456	4005	R	222700	53900
9864661585	4005	R	265600	0
9864662115	4005	R	170600	0
9864662185	4005	R	246600	0
9864662389	4005	R	248200	0
9864662479	4005	R	144500	0
9864662680	4005	R	317500	0
9864662759	4005	R	353900	0
9864662773	4005	R	215100	0
9864662871	4005	R	246500	0
9864663097	4005	R	477300	0
9864663185	4005	R	262500	0
9864664532	4005	R	170000	0
9864664719	4005	R	261500	0
9864664771	4005	R	110500	0
9864665051	4005	R	205100	0
9864665157	4005	R	683700	0
9864665161	4005	R	270300	0
9864665521	4005	R	170000	0
9864666125	4005	R	338200	0
9864666405	4005	R	170000	0
9864666484	4005	R	170000	0
9864666645	4005	R	178300	0
9864666826	4005	R	170000	0
9864667112	4005	R	325500	0
9864667174	4005	R	419700	0
9864667307	4005	R	649900	0
9864667696	4005	R	480500	0
9864667836	4005	R	170000	0
9864668021	4005	R	318000	0
9864668144	4005	R	353300	0
9864668307	4005	R	170000	0
9864668846	4005	R	170000	0
9864669133	4005	R	258700	8700
9864669330	4005	R	170000	0
9864669337	4005	R	170000	0
9864669414	4005	R	447100	0
9864669880	4005	R	170000	0
9864669921	4005	R	403800	0
9864670272	4005	R	144500	0
9864670351	4005	C	226300	0
9864670412	4005	R	170000	0
9864670603	4005	R	170000	0
9864670689	4005	R	127500	0
9864670712	4005	R	170000	0
9864671233	4005	R	327100	0
9864671292	4005	R	256200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864671523	4005	R	601900	0
9864671683	4005	R	170000	0
9864671699	4005	R	170000	0
9864672262	4005	R	414700	0
9864672534	4005	R	170000	0
9864672810	4005	R	262600	0
9864673018	4005	C	170000	0
9864673052	4005	R	416200	0
9864673210	4005	R	257200	0
9864673242	4005	R	270300	0
9864673446	4005	R	445000	0
9864673652	4005	R	102000	0
9864673669	4005	R	102000	0
9864673757	4005	R	242200	0
9864673844	4005	R	231300	0
9864673931	4005	R	185900	0
9864674202	4005	R	265400	0
9864674261	4005	R	297800	0
9864674904	4005	R	261200	0
9864675033	4005	R	320100	0
9864675253	4005	R	589900	0
9864675493	4005	R	250200	0
9864675594	4005	R	102000	0
9864675682	4005	R	102000	0
9864675796	4005	R	282000	0
9864675894	4005	R	228900	0
9864675944	4005	R	281000	0
9864676020	4005	R	136000	0
9864676914	4005	R	207600	0
9864676993	4005	R	234900	0
9864677020	4005	R	303600	0
9864677386	4005	R	255000	0
9864677984	4005	R	170600	0
9864678198	4005	R	274600	0
9864678435	4005	R	42500	0
9864678850	4005	R	397500	0
9864679019	4005	R	171000	0
9864679037	4005	R	511100	0
9864679580	4005	R	153000	0
9864679904	4005	R	417100	0
9864683213	4005	R	392900	0
9864684223	4005	R	261900	0
9864684808	4005	R	243800	0
9864685252	4005	R	170000	0
9864685511	4005	R	119000	0
9864685638	4005	R	136000	0
9864685812	4005	R	119000	0
9864685900	4005	R	211000	0
9864686230	4005	C	100	0
9864686269	4005	C	1700	0
9864686684	4005	R	136000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864686932	4005	R	348700	0
9864686989	4005	R	348700	0
9864687158	4005	R	240100	0
9864688195	4005	R	351400	0
9864688228	4005	R	175600	0
9864688816	4005	R	444300	0
9864689506	4005	R	85000	42500
9864689666	4005	R	835400	0
9864696089	4005	R	309400	0
9864697128	4005	R	244200	0
9864698163	4005	R	293200	0
9864698272	4005	R	153800	0
9864750708	4005	R	537000	0
9864760023	4005	R	777500	0
9864760102	4005	R	260000	0
9864760604	4005	R	296100	27800
9864760931	4005	R	216600	0
9864770033	4005	R	515100	0
9864770131	4005	R	620300	0
9864780418	4005	R	362600	0
9864781909	4005	R	170000	0
9864790454	4005	R	245600	0
9864790759	4005	R	228600	0
9864790831	4005	R	162600	0
9864790944	4005	R	295100	0
9864791019	4005	R	236400	0
9864791268	4005	R	659200	0
9864791366	4005	R	673300	0
9864791452	4005	R	170000	0
9864791856	4005	R	361000	0
9864792795	4005	R	482900	0
9864793132	4005	R	745200	0
9864793304	4005	R	127500	0
9864794064	4005	R	251300	0
9864794133	4005	R	170000	0
9864794325	4005	R	153000	0
9864794684	4005	R	406100	3300
9864795063	4005	R	261100	0
9864795587	4005	R	375700	0
9864796087	4005	R	261400	0
9864796432	4005	R	640900	0
9864796850	4005	R	350600	0
9864796908	4005	R	358900	0
9864798412	4005	R	439300	0
9864798830	4005	R	714600	0
9864799028	4005	R	577200	0
9864799210	4005	R	632600	0
9864799274	4005	R	514900	0
9864799742	4005	R	489600	0
9864890190	4005	R	359400	0
9864890536	4005	R	264200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864891042	4005	R	342300	0
9864891192	4005	R	313400	0
9864893030	4005	R	286400	0
9864894098	4005	R	208200	0
9864894134	4005	R	42500	0
9864896966	4005	R	110500	0
9864897423	4005	R	371400	0
9864897960	4005	R	102000	0
9864898683	4005	R	306800	29700
9864898930	4005	R	266100	0
9864899784	4005	R	127500	17000
9864899900	4005	R	244600	0
9864899961	4005	R	246100	0
9864990402	4005	R	22000	0
9864990633	4005	R	170000	59500
9864990931	4005	R	248500	0
9864991115	4005	C	170000	0
9864991458	4005	R	313100	0
9864991912	4005	R	229600	0
9864991985	4005	R	293700	0
9864992165	4005	R	253600	26900
9864992334	4005	R	251600	0
9864992872	4005	R	336700	0
9864993165	4005	R	346700	0
9864993526	4005	R	237400	0
9864993712	4005	R	201200	0
9864993790	4005	R	206700	0
9864993819	4005	R	161400	0
9864993872	4005	R	334300	0
9864993994	4005	R	119000	34000
9864994155	4005	R	578100	0
9864994428	4005	R	578100	0
9864994468	4005	R	751200	0
9864994732	4005	R	320200	0
9864994761	4005	R	188000	40600
9864994849	4005	R	238800	25800
9864995810	4005	R	416900	0
9864996231	4005	R	563900	0
9864996645	4005	R	237100	0
9864996860	4005	R	161500	6700
9864997146	4005	R	174900	0
9864997264	4005	R	136000	0
9864997408	4005	R	482400	0
9864997461	4005	R	212500	0
9864997555	4005	R	223100	0
9864997715	4005	R	307100	0
9864998294	4005	R	409400	0
9864998795	4005	R	315200	0
9864998887	4005	R	93500	0
9864998978	4005	R	361700	0
9864999186	4005	R	466000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864999294	4005	R	170000	0
9864999754	4005	R	457300	0
9865508155	4005	C	175400	0
9865508263	4005	C	1049200	0
9865600228	4005	C	216400	0
9865600287	4005	C	173600	0
9865601332	4005	R	183700	0
9865601396	4005	R	173700	0
9865700008	4005	R	8500	0
9865700248	4005	R	290000	0
9865701287	4005	R	234600	0
9865701472	4005	R	110500	0
9865702197	4005	R	292300	0
9865702242	4005	R	236700	0
9865702442	4005	R	153000	0
9865703161	4005	R	314400	0
9865703368	4005	R	127500	0
9865703400	4005	R	111100	0
9865704096	4005	R	404900	0
9865704159	4005	R	100	0
9865704316	4005	R	127500	0
9865705307	4005	R	154000	0
9865706309	4005	R	243300	0
9865707458	4005	R	228700	0
9865806253	4005	R	193000	0
9865807033	4005	R	287200	0
9865807480	4005	R	153000	0
9865808032	4005	R	231600	0
9865808224	4005	R	252900	0
9865809002	4005	R	214300	0
9865900032	4005	R	136000	0
9865901204	4005	R	375700	0
9865901231	4005	R	349300	0
9865901443	4005	R	93500	0
9865902092	4005	R	231000	0
9865902263	4005	R	129400	0
9865902316	4005	R	363000	0
9865903080	4005	R	285000	0
9865903103	4005	R	183300	0
9865907297	4005	R	8500	0
9865908110	4005	R	102000	0
9865909059	4005	R	199500	0
9874090495	4005	R	85000	0
9874090617	4005	R	457300	0
9874090756	4005	R	59500	0
9874090943	4005	R	295700	0
9874091380	4005	R	250600	0
9874091679	4005	R	102000	0
9874091777	4005	R	260000	0
9874092177	4005	R	227900	0
9874092254	4005	R	226400	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9874092562	4005	R	464300	0
9874092602	4005	R	311600	0
9874093114	4005	R	345500	0
9874093174	4005	R	209500	0
9874093340	4005	R	269700	49600
9874093341	4005	R	305200	0
9874094144	4005	R	267400	0
9874094205	4005	R	144500	0
9874099146	4005	R	253400	0
9874099343	4005	R	224100	0
9874099442	4005	R	242600	0
9875002354	4005	R	17000	0
9864022407	4006	R	285600	33600
9864034644	4006	R	479200	86600
9864036746	4006	R	449700	66400
9864140152	4006	R	610900	18700
9864157000	4006	R	601100	75300
9864368569	4006	R	418200	46500
9864376078	4006	R	345700	0
9864463658	4006	R	351600	35900
9864469485	4006	R	228100	19700
9864471273	4006	R	361000	93200
9864477672	4006	R	442200	43100
9864477842	4006	R	333700	12700
9864486170	4006	R	295400	0
9865839078	4007	R	342200	18400
9865839446	4007	R	198500	0
9865900751	4007	R	233400	31700
9865903925	4007	R	31400	0
9865924535	4007	R	450100	23500
9865926150	4007	R	276600	140600
9865926609	4007	R	68500	-13700
9865927142	4007	R	266400	44200
9865927586	4007	R	195300	65100
9874386049	4007	R	451300	0
9874398798	4007	R	399700	42200
9874486730	4007	R	557800	0
9874489950	4007	R	488500	0
9874490155	4007	C	1428000	722400
9874491782	4007	R	281000	0
9874493750	4007	R	124800	7400
9874585253	4007	R	353200	28600
9875014382	4007	R	231800	17800
9875022707	4007	R	409500	45165
9864718994	4008	R	351500	9600
9864948678	4008	R	81900	0
9873782039	4008	R	366500	0
9874040535	4008	R	275300	0
9874044773	4008	R	177800	35500
9874044855	4008	R	781700	45800
9874624309	4008	R	35800	15900

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9863079843	4009	R	824800	147500
9863133807	4009	R	261600	16400
9863139012	4009	R	276100	53600
9863332747	4009	R	94700	0
9863539059	4009	R	1272482	200270
9864005432	4009	R	491900	47900
9873100408	4009	R	337800	23800
9873603903	4009	R	213900	0
9873604531	4009	R	328500	73000
9866731328	4300	R	30000	0
9866732307	4300	R	30000	0
9865641553	4302	R	187400	7900
9865641839	4302	R	262800	0
9865647808	4302	R	266300	0
9865653018	4302	R	263800	0
9865654242	4302	R	288900	0
9865655229	4302	R	278800	0
9865655396	4302	R	252100	0
9865657079	4302	C	293300	0
9865657188	4302	R	246100	0
9865658299	4302	R	256800	0
9865658652	4302	R	202500	62600
9865659367	4302	R	262800	0
9865659710	4302	R	193200	60000
9865742950	4302	R	278800	0
9865746983	4302	R	253300	0
9865753359	4302	R	262300	0
9865753372	4302	R	278800	0
9865753446	4302	R	262500	0
9865754024	4302	R	260500	0
9865754128	4302	R	253600	0
9865754141	4302	R	260700	0
9865754204	4302	R	259300	0
9865755499	4302	R	260700	0
9865755577	4302	R	262300	0
9865755636	4302	R	264300	0
9865756092	4302	R	264800	0
9865756190	4302	R	278800	0
9865756267	4302	R	261600	0
9865756345	4302	R	262300	0
9865756422	4302	R	264500	0
9865757109	4302	R	260100	0
9863016171	4304	R	147200	0
9863016271	4304	R	29800	0
9873668121	4305	R	55000	5500
9873669131	4305	R	141000	44900
9873677190	4305	R	125000	0
9873753539	4305	R	191000	0
9873757491	4305	R	161200	0
9873764402	4305	R	163300	0
9873766490	4305	R	119000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9873768359	4305	R	142300	70900
9873768479	4305	R	217100	0
9873774282	4305	R	209800	0
9873779141	4305	R	147900	0
9873861306	4305	R	152400	0
9873861417	4305	R	246800	0
9873861767	4305	R	217300	0
9865529574	4306	R	75000	0
9865529682	4306	R	158700	0
9865529790	4306	R	80000	0
9865529796	4306	R	106500	0
9865600605	4306	R	199100	0
9865600751	4306	R	187700	0
9865604840	4306	R	229700	0
9865606793	4306	R	219600	0
9865607811	4306	R	176100	0
9865608721	4306	R	233300	0
9865608818	4306	R	100000	0
9865608928	4306	R	245100	0
9865609619	4306	R	322300	0
9865610667	4306	R	235000	0
9865611413	4306	R	158200	0
9865612170	4306	R	391800	0
9865612587	4306	R	211900	0
9865612828	4306	R	332000	0
9865613147	4306	R	259200	0
9865613729	4306	R	71000	0
9865614273	4306	R	226500	0
9865614458	4306	C	75000	0
9865614752	4306	R	188800	0
9865615076	4306	R	206200	0
9865615545	4306	R	308000	0
9865615893	4306	R	189800	0
9865615972	4306	R	5000	0
9865616217	4306	R	278200	0
9865616369	4306	R	100000	0
9865616839	4306	R	85000	60000
9865617768	4306	R	290100	0
9865617920	4306	R	469400	28400
9865618048	4306	R	176400	0
9865618158	4306	R	195100	0
9865618265	4306	R	207500	0
9865618628	4306	R	100000	0
9865618764	4306	R	85000	0
9865618809	4306	R	190700	0
9865618888	4306	R	198400	0
9865619532	4306	R	244200	0
9865619674	4306	R	50000	0
9865619764	4306	R	100000	0
9865619857	4306	R	193300	0
9865620299	4306	R	180200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9865620343	4306	R	265800	0
9865620807	4306	R	105900	0
9865620916	4306	R	100800	0
9865621125	4306	R	316700	0
9865621488	4306	R	91200	0
9865621653	4306	R	305000	0
9865621873	4306	R	100000	0
9865622018	4306	C	11600	0
9865622476	4306	R	160400	0
9865622599	4306	R	100000	0
9865622622	4306	R	300100	0
9865622872	4306	R	273700	0
9865622909	4306	R	251800	0
9865622996	4306	R	254900	0
9865623025	4306	R	176900	0
9865623164	4306	R	187900	0
9865623208	4306	R	100000	0
9865623265	4306	R	206500	0
9865623445	4306	R	85000	0
9865623485	4306	R	85000	0
9865623559	4306	R	169500	0
9865623871	4306	R	186000	0
9865623986	4306	R	201900	0
9865624021	4306	R	208000	0
9865624199	4306	R	208900	0
9865624231	4306	R	218800	0
9865624473	4306	R	203700	0
9865624870	4306	R	261400	0
9865624943	4306	R	264300	0
9865625167	4306	R	235400	0
9865625442	4306	R	25000	0
9865625491	4306	R	185600	0
9865625655	4306	R	100000	0
9865625797	4306	R	279900	0
9865626000	4306	R	131600	0
9865626073	4306	R	45000	0
9865626135	4306	R	160800	0
9865626470	4306	R	204400	0
9865626566	4306	R	171500	0
9865626604	4306	R	100000	0
9865626664	4306	R	100000	0
9865626839	4306	R	175200	0
9865627104	4306	R	168500	0
9865627183	4306	R	169800	0
9865627349	4306	R	159300	0
9865627534	4306	R	187700	0
9865627593	4306	R	161100	0
9865627623	4306	R	100000	0
9865627726	4306	R	200100	0
9865627930	4306	R	214700	0
9865628153	4306	R	279200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9865628338	4306	R	446000	0
9865628591	4306	R	100400	0
9865628715	4306	R	300100	0
9865628791	4306	R	80000	0
9865628838	4306	R	195200	0
9865629132	4306	R	143600	0
9865629316	4306	R	338800	0
9865629394	4306	R	183700	0
9865629698	4306	R	180400	0
9865629786	4306	R	75000	0
9865629807	4306	R	80000	0
9865629887	4306	R	101200	0
9865630033	4306	R	75000	0
9865630337	4306	R	199000	0
9865631134	4306	R	239100	0
9865631189	4306	R	286300	0
9865631230	4306	R	254100	0
9865631248	4306	R	169400	0
9865631345	4306	R	251200	0
9865632139	4306	R	25000	0
9865632188	4306	R	157900	0
9865632320	4306	R	166500	0
9865633177	4306	R	209500	0
9865633298	4306	R	247500	0
9865633310	4306	R	166400	0
9865634176	4306	R	121500	0
9865634268	4306	R	165000	0
9865635175	4306	R	100600	0
9865635248	4306	R	172600	0
9865636040	4306	R	260100	0
9865636163	4306	R	248400	0
9865636296	4306	R	169400	0
9865636300	4306	R	217500	0
9865637162	4306	R	338200	0
9865637276	4306	R	205100	0
9865638161	4306	R	310800	0
9865638265	4306	R	269700	0
9865639059	4306	R	197500	0
9865703879	4306	R	194700	0
9865704803	4306	R	165500	0
9865705823	4306	R	276000	0
9865705859	4306	R	203800	0
9865705918	4306	R	100000	0
9865706949	4306	R	244200	5100
9865706973	4306	R	238200	0
9865707812	4306	R	247300	0
9865710275	4306	R	267700	0
9865710522	4306	R	157600	0
9865710664	4306	R	118900	0
9865710836	4306	R	193300	0
9865711038	4306	R	259300	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9865711094	4306	R	268000	0
9865711106	4306	R	272200	0
9865711287	4306	R	178800	1900
9865711305	4306	R	273900	0
9865711512	4306	R	250000	0
9865711654	4306	R	101100	0
9865711804	4306	R	187600	0
9865711863	4306	R	129700	0
9865712181	4306	R	1000	0
9865712243	4306	R	189100	0
9865712355	4306	R	205700	0
9865712525	4306	R	221600	12900
9865712625	4306	R	180800	0
9865713000	4306	R	285000	0
9865713154	4306	R	157500	0
9865713200	4306	R	152900	0
9865713349	4306	R	238200	0
9865713525	4306	R	132700	0
9865713605	4306	R	165300	0
9865714019	4306	R	160500	0
9865714257	4306	R	279100	0
9865714314	4306	R	164000	0
9865715092	4306	R	229800	0
9865715143	4306	R	324700	0
9865715200	4306	R	216200	0
9865715486	4306	R	300000	0
9865718136	4306	R	315100	0
9865719030	4306	R	350200	0
9865720100	4306	R	150000	0
9865720363	4306	R	304000	0
9865720438	4306	R	101200	0
9865721199	4306	R	252600	0
9865722007	4306	R	90000	0
9865800820	4306	R	360600	0
9865801878	4306	R	130000	0
9865632592	4308	R	195500	18300
9865634992	4308	R	194700	0
9865715716	4310	R	1200	0
9865716698	4310	R	194200	0
9865716703	4310	R	246100	0
9865716741	4310	R	199900	0
9865717663	4310	R	270800	0
9865718548	4310	R	256700	0
9865718563	4310	R	30000	0
9865718581	4310	R	194200	0
9865718792	4310	R	6000	0
9865719427	4310	R	192700	0
9865719453	4310	R	237300	0
9865719636	4310	R	6000	0
9865804925	4310	R	282600	0
9865804951	4310	R	186300	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9865805714	4310	R	225700	0
9865805806	4310	R	120000	0
9865805860	4310	R	190900	0
9865806676	4310	R	219200	0
9865806994	4310	R	230500	0
9865806999	4310	R	272400	0
9865807805	4310	R	229400	0
9865808647	4310	R	242300	0
9865808751	4310	R	204300	0
9865808767	4310	R	189200	0
9865808883	4310	R	242700	28100
9865808899	4310	R	126800	0
9865810318	4310	R	120000	0
9865810362	4310	R	182100	0
9865810636	4310	R	265200	0
9865811209	4310	R	188500	0
9865811235	4310	R	177100	0
9865811615	4310	R	187100	0
9865811664	4310	R	197200	0
9865812147	4310	R	178100	0
9865812153	4310	R	177600	0
9865812306	4310	R	184700	0
9865812379	4310	R	120000	0
9865812433	4310	R	238700	0
9865812614	4310	R	289900	0
9865812663	4310	R	298500	0
9865813007	4310	R	120000	0
9865813042	4310	R	30000	0
9865813070	4310	R	177100	0
9865813279	4310	R	120000	0
9865813338	4310	C	120000	0
9865813611	4310	R	307300	0
9865813663	4310	R	30000	0
9865814169	4310	R	108000	0
9865814220	4310	R	247400	0
9865814604	4310	R	30000	0
9865814654	4310	R	226500	26500
9865815075	4310	R	249300	0
9865815125	4310	R	120000	0
9865815613	4310	R	250600	13200
9865816293	4310	R	290300	0
9865816310	4310	R	255600	0
9865816385	4310	R	274500	0
9865816473	4310	C	1200	0
9865816663	4310	R	477300	0
9865817015	4310	R	197100	0
9865817039	4310	R	12000	0
9865817107	4310	R	206000	0
9865817172	4310	R	161100	0
9865818484	4310	R	263200	0
9865818651	4310	R	55600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9865819272	4310	C	1373300	0
9865819453	4310	R	251100	0
9865819883	4310	R	254600	0
9865513395	4311	R	280500	0
9865514204	4311	R	265900	0
9865514404	4311	R	268300	0
9865514672	4311	R	255600	0
9865514772	4311	R	304000	0
9865514861	4311	R	297100	0
9865514961	4311	R	287000	0
9865515026	4311	R	314000	0
9865515556	4311	R	311300	0
9865515983	4311	R	76000	9500
9865516057	4311	R	289700	0
9865516254	4311	R	296300	0
9865516344	4311	R	320200	0
9865516443	4311	C	294200	0
9865517885	4311	R	200900	700
9865522401	4311	R	254400	32400
9865524060	4311	R	284900	0
9865524160	4311	R	288200	0
9865524169	4311	R	303500	0
9865524269	4311	R	289000	0
9865525090	4311	R	132000	9900
9865525342	4311	R	289500	0
9864680982	4316	R	265200	94300
9864681996	4316	R	242400	0
9864690091	4316	R	257900	57500
9864690795	4316	R	214900	0
9864690985	4316	R	211500	0
9864691101	4316	R	257500	0
9864691200	4316	R	268600	0
9864691317	4316	R	246100	0
9864691594	4316	R	298500	0
9864691797	4316	R	201400	0
9864691823	4316	R	398800	0
9864691994	4316	R	85000	0
9864692127	4316	R	263000	0
9864692435	4316	R	342600	0
9864692600	4316	C	281800	0
9864692609	4316	R	267100	0
9864692697	4316	C	1	0
9864692737	4316	R	255100	0
9864692973	4316	R	228800	0
9864693031	4316	R	542600	0
9864693177	4316	R	244500	0
9864693430	4316	R	261200	0
9864693638	4316	R	260100	0
9864693784	4316	R	174200	0
9864693885	4316	R	375400	0
9864694339	4316	R	225800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864694679	4316	R	232100	0
9864694711	4316	C	1	0
9864695117	4316	R	224100	0
9864695346	4316	R	472100	0
9864696336	4316	R	452300	0
9864697336	4316	R	416600	0
9864697994	4316	R	301000	0
9864697999	4316	R	211700	0
9864698314	4316	R	256100	0
9865601004	4316	R	175900	0
9865601140	4316	R	255200	0
9865601168	4316	R	272200	0
9865602006	4316	R	85000	0
9865602240	4316	R	226400	0
9865603034	4316	R	100000	0
9865603087	4316	R	250800	0
9865603280	4316	R	325100	0
9865604044	4316	R	209800	0
9865604093	4316	R	205200	0
9865604391	4316	R	206100	31800
9865605040	4316	R	269200	0
9865605350	4316	R	100000	0
9865605422	4316	C	5000	0
9865606207	4316	R	255600	0
9865606244	4316	R	189100	0
9865606291	4316	R	267900	0
9865607008	4316	R	110000	0
9865608049	4316	R	289800	0
9865608225	4316	R	227600	0
9864696840	4317	R	175000	35000
9864158585	4320	R	49500	45000
9864159609	4320	R	101300	20300
9864169884	4320	R	90000	0
9864250599	4320	R	22500	17500
9864251559	4320	R	72000	69300
9864252856	4320	R	72000	63000
9864262053	4320	R	72000	28800
9864270005	4320	R	108000	0
9864270220	4320	R	159100	0
9864276135	4320	R	158700	14500
9864279348	4320	R	145700	27700
9864370355	4320	R	40500	18000
9864371354	4320	R	81000	36000
9864236862	4322	R	217100	34600
9864441021	4322	R	178000	26400
9864594366	4324	R	210600	11500
9864597896	4324	R	264700	0
9874787939	4401	R	231200	0
9874883279	4401	R	221900	0
9874887085	4401	R	508900	95700
9875405525	4402	R	202100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9875415604	4402	R	361700	19700
9875418793	4402	R	405300	40800
9875426372	4402	R	308500	0
9875502691	4402	R	102200	0
9875525226	4402	R	90000	0
9874335378	4403	R	732600	0
9874790553	4404	R	321400	-24000
9874795782	4404	R	317100	1200
9874799562	4404	R	150000	112500
9873553809	4405	R	304200	56100
9873554336	4405	R	0	-500
9873555982	4405	R	289000	25500
9873565621	4405	R	333400	0
9873569078	4405	R	295800	0
9873569753	4405	R	347100	19700
9873575282	4405	R	327200	10600
9873575620	4405	R	340200	0
9873662661	4405	R	314000	0
9873663856	4405	R	309700	0
9874751692	4407	R	329000	10100
9874752275	4407	R	381700	96000
9874863610	4407	R	120000	24000
9865846191	4408	R	248400	35800
9865849786	4408	R	315000	23500
9865952037	4408	R	484100	8800
9863478143	4409	R	255300	68100
9864601262	4409	R	223700	13800
9873052972	4409	R	231200	53200
9873053817	4409	R	162900	31500
9875556514	4412	R	1016100	48400
9875650286	4412	R	258300	30400
9874137566	4413	R	398300	21300
9874238666	4413	R	338100	8700
9874331150	4413	R	503200	35600
9863224391	4414	R	394700	0
9864558983	4428	R	140300	8300
9864568071	4428	R	141300	8300
9864445594	4428	R	486500	0
9864445684	4428	R	376100	0
9864445773	4428	R	298800	0
9864445874	4428	R	687100	0
9864445962	4428	R	498100	0
9864446315	4428	R	387500	0
9864446405	4428	R	406500	0
9864446410	4428	R	298500	0
9864447474	4428	R	115500	0
9864448445	4428	C	376300	0
9864448527	4428	R	557500	0
9864448616	4428	R	284000	10500
9864448713	4428	R	178200	0
9864448807	4428	R	283600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864449541	4428	C	419900	0
9864449650	4428	R	359100	0
9864449688	4428	R	612000	0
9864453899	4428	R	314900	0
9864455074	4428	R	233200	0
9864455159	4428	R	344100	0
9864455160	4428	R	295800	0
9864455249	4428	R	253800	0
9864455335	4428	R	277300	0
9864455426	4428	R	469700	0
9864455430	4428	R	293200	0
9864455676	4428	R	345700	0
9864455776	4428	R	585100	0
9864455885	4428	R	450900	0
9864455958	4428	R	345800	0
9864456929	4428	R	148500	0
9864457088	4428	R	374000	0
9864457497	4428	R	324700	0
9864457535	4428	C	635800	0
9864457639	4428	C	284200	0
9864457820	4428	R	301600	0
9864457915	4428	C	453100	90600
9864458059	4428	R	320000	0
9864458062	4428	R	185700	0
9864458247	4428	R	381900	0
9864458337	4428	R	583900	0
9864458477	4428	R	260600	0
9864458586	4428	R	314300	0
9864458662	4428	R	285500	0
9864458761	4428	R	257800	0
9864458862	4428	R	174300	0
9864458956	4428	R	264800	0
9864459296	4428	R	294500	0
9864459382	4428	R	225500	0
9864459389	4428	R	290100	0
9864459448	4428	R	536200	0
9864540438	4428	R	317000	0
9864540826	4428	R	291900	0
9864540917	4428	R	505500	0
9864541568	4428	R	409400	0
9864541703	4428	R	318700	0
9864541754	4428	R	248000	0
9864542539	4428	C	165000	0
9864542703	4428	R	218200	14600
9864542795	4428	R	222800	0
9864542828	4428	R	363600	0
9864542870	4428	R	192800	0
9864542912	4428	R	436000	0
9864542918	4428	R	295100	0
9864543538	4428	R	259200	0
9864543607	4428	R	371800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864543851	4428	R	238700	0
9864544750	4428	R	247800	0
9864544891	4428	R	281900	0
9864544899	4428	R	288600	0
9864544986	4428	R	375400	0
9864546716	4428	R	326100	0
9864546837	4428	R	465300	0
9864546840	4428	R	349800	0
9864546927	4428	R	356100	0
9864548938	4428	R	386200	0
9864549861	4428	R	288400	0
9864549917	4428	R	330800	0
9864549947	4428	R	300900	0
9864550018	4428	R	682900	0
9864550107	4428	R	260500	0
9864550418	4428	R	352200	0
9864550494	4428	R	266500	0
9864550589	4428	R	382800	0
9864550778	4428	R	255200	0
9864550869	4428	R	359100	0
9864551039	4428	R	317500	0
9864551052	4428	R	358800	0
9864551205	4428	R	407900	0
9864551306	4428	R	370900	25800
9864551491	4428	R	348900	0
9864551744	4428	R	235800	0
9864551995	4428	R	165000	0
9864552073	4428	R	257800	9500
9864552254	4428	R	352300	0
9864552353	4428	R	292300	0
9864552529	4428	R	296600	0
9864552625	4428	R	289500	0
9864552710	4428	R	478100	0
9864552717	4428	R	288400	0
9864552804	4428	R	341100	0
9864553108	4428	R	225700	0
9864553179	4428	R	284000	0
9864554668	4428	R	763900	30700
9864554789	4428	R	165000	0
9864554886	4428	R	622300	0
9864554985	4428	R	165000	0
9864555396	4428	R	431100	0
9864555486	4428	R	356100	0
9864555639	4428	R	846200	0
9864556015	4428	R	259300	22300
9864556207	4428	R	491500	0
9864556629	4428	R	565800	0
9864556749	4428	R	165000	0
9864556827	4428	R	165000	0
9864557391	4428	R	300500	0
9864557396	4428	R	253800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864557761	4428	R	297900	0
9864557856	4428	R	326500	0
9864557947	4428	R	395400	0
9864558206	4428	R	286600	0
9864558523	4428	R	501500	0
9864558798	4428	R	165000	0
9864558886	4428	R	231300	0
9864559149	4428	R	264700	0
9864559248	4428	R	246600	0
9864559336	4428	R	336400	0
9864559407	4428	R	563200	0
9864559497	4428	R	328400	0
9864559504	4428	R	165000	0
9864559617	4428	R	361300	0
9864560050	4428	R	581600	0
9864564075	4428	R	705500	0
9864564155	4428	R	685900	0
9864566050	4428	R	294300	0
9864566103	4428	R	1050900	0
9864567101	4428	R	419600	0
9864568112	4428	R	168000	0
9864569184	4428	R	243500	0
9864569260	4428	R	302400	0
9864640948	4428	R	380100	0
9864646751	4428	R	286200	0
9864650133	4428	R	165000	0
9864650231	4428	R	551900	0
9864650849	4428	R	227600	0
9864650938	4428	R	267400	0
9864651769	4428	R	123800	0
9864651772	4428	R	123800	0
9864651846	4428	R	165000	0
9864660017	4428	R	309000	0
9864660280	4428	C	1700	0
9864344298	4430	R	551900	13000
9864345296	4430	R	482600	0
9864345484	4430	R	332200	0
9864345556	4430	R	335200	0
9864345783	4430	R	312700	0
9864346392	4430	R	529700	0
9864346495	4430	R	194100	0
9864346836	4430	R	218200	0
9864347505	4430	R	203100	0
9864347585	4430	R	272600	0
9864347652	4430	R	381700	0
9864347760	4430	R	217300	0
9864348303	4430	R	232500	0
9864348372	4430	R	323400	0
9864348379	4430	R	226000	0
9864348435	4430	R	212100	0
9864348592	4430	R	220600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864348596	4430	R	240100	0
9864348681	4430	R	242500	0
9864348686	4430	R	307000	0
9864348771	4430	R	237000	0
9864348855	4430	R	346500	0
9864348996	4430	R	134700	0
9864349218	4430	R	304600	0
9864349406	4430	R	221100	0
9864349846	4430	R	130000	0
9864357001	4430	R	200700	0
9864358527	4430	R	188300	0
9864358635	4430	C	329400	0
9864358754	4430	R	599600	0
9864358854	4430	R	373600	0
9864359419	4430	R	490900	0
9864359632	4430	R	32500	0
9864359873	4430	R	282400	0
9864440209	4430	R	322400	0
9864440287	4430	R	330600	0
9864440389	4430	R	130800	0
9864440574	4430	R	305700	0
9864440749	4430	R	361600	0
9864440750	4430	R	130000	0
9864440899	4430	R	130000	0
9864440959	4430	R	315000	0
9864441699	4430	R	413400	0
9864441890	4430	R	132400	0
9864442329	4430	R	130100	0
9864442330	4430	R	260800	0
9864442419	4430	R	273600	0
9864442509	4430	R	243800	0
9864443368	4430	C	130000	0
9864443696	4430	R	449100	0
9864443796	4430	R	202700	0
9864443884	4430	R	210200	0
9864443941	4430	R	130000	0
9864444344	4430	C	130000	0
9864444426	4430	R	280200	0
9864450238	4430	R	294200	0
9864450358	4430	R	270600	0
9864450651	4430	R	354300	0
9864450781	4430	R	255900	0
9864450799	4430	R	235000	0
9864450886	4430	R	311000	0
9864451116	4430	R	429400	0
9864451206	4430	R	332400	0
9864451415	4430	R	291500	0
9864452471	4430	R	379200	0
9864453010	4430	R	273700	0
9864453111	4430	R	219800	0
9864453200	4430	R	201100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864453300	4430	R	119900	0
9864453473	4430	R	246000	19500
9864453558	4430	R	209100	0
9864453668	4430	R	342300	0
9864453768	4430	R	211900	0
9864453858	4430	R	210900	0
9864453968	4430	R	209500	0
9875764273	4600	R	431400	32300
9873267838	4601	R	946900	0
9873279404	4601	R	916900	22800
9873289056	4601	R	653800	21000
9873361664	4601	R	801400	0
9873362578	4601	R	726300	0
9873363745	4601	R	796200	0
9873365357	4601	R	836100	21000
9873366836	4601	R	627300	57000
9873368326	4601	R	872300	0
9873381284	4601	R	625400	0
9863668443	4605	R	362900	8700
9863757961	4605	R	381700	0
9863765373	4605	R	349000	2800
9863844848	4605	R	461600	3000
9863857515	4605	R	408300	29100
9863862120	4605	R	375500	46200
9863867146	4605	R	288400	10200
9863955033	4605	R	331200	8400
9863962301	4605	R	312400	0
9863963376	4605	R	292400	16900
9853947659	4606	R	945400	98200
9863042284	4606	R	265200	0
9873377511	4610	R	462400	0
9873381949	4610	R	601700	24800
9873383410	4610	R	506800	20800
9873386158	4610	R	463100	0
9873389943	4610	R	582800	35000
9873451502	4610	R	579400	30700
9873459438	4610	R	498500	7700
9873463595	4610	R	488000	9200
9873469090	4610	R	482900	0
9873471134	4610	R	479500	13500
9873471856	4610	R	497700	11200
9873475527	4610	R	444800	9600
9873477748	4610	R	431800	0
9873489102	4610	R	509500	0
9873553638	4610	R	477400	0
9873560342	4610	R	438100	0
9873570060	4610	R	447300	0
9873570379	4610	R	398700	0
9862198882	4614	R	783800	2500
9863449273	4618	R	814400	136000
9874528920	4621	R	710200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9874539861	4621	R	825100	0
9874620728	4621	R	851400	36800
9874631495	4621	R	749600	33800
9874727914	4621	R	906500	22000
9874728736	4621	R	954000	69600
9874731000	4621	R	543200	0
9874733064	4621	R	1025000	101800
9874734103	4621	R	857500	21700
9874739071	4621	R	1014900	125200
9874821555	4621	R	651100	0
9874823443	4621	R	1011000	97300
9874826725	4621	R	723200	0
9874827471	4621	R	887900	5800
9874829529	4621	R	888600	43900
9874832355	4621	R	823100	20800
9874836347	4621	R	1053400	153200
9874839135	4621	R	781000	25200
9874920400	4621	R	827900	41700
9874920901	4621	R	883700	67900
9874922538	4621	R	866000	16000
9874922636	4621	R	1020500	131000
9874522864	4623	R	541300	0
9874523779	4623	R	470200	0
9874523932	4623	R	637000	136300
9874533376	4623	R	626500	25300
9874533891	4623	R	590000	0
9874534322	4623	R	620400	0
9874534434	4623	R	465600	30000
9874534541	4623	R	493600	27400
9875217553	4624	R	574100	66400
9875234005	4624	R	97100	0
9875235160	4624	R	331000	0
9875236249	4624	R	291700	0
9875238390	4624	R	113200	84900
9875305308	4624	R	97100	9700
9875305418	4624	R	100500	10000
9875308089	4624	R	116800	29200
9875321717	4624	R	99600	0
9875326879	4624	R	501900	0
9875338458	4624	R	479900	0
9875430802	4624	R	668600	0
9875435703	4624	R	549900	158100
9865805112	4626	R	425500	0
9875134388	4660	R	578100	37700
9875030448	4661	R	726900	32000
9875047049	4661	R	891600	24500
9874391240	4670	R	620500	0
9874394005	4671	R	550900	0
9875702412	4680	R	569500	0
9875703436	4680	R	622300	10100
9875723299	4680	R	718600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9875801992	4680	R	621000	7600
9875808909	4680	R	720500	0
9875818170	4680	R	900700	22600
9875827495	4685	R	837200	46100
9875928311	4685	R	733800	12100
9875936316	4685	R	727800	0
9885030149	4685	R	631600	0
9876036677	4700	R	241300	90500
9876043572	4700	R	240100	90100
9876054050	4700	R	239600	89900
9864756317	4702	R	455500	101300
9864756398	4702	R	904900	268800
9864756428	4702	R	558500	6600
9864762742	4702	R	375800	0
9864765530	4702	R	193500	21500
9864766039	4702	R	426000	37100
9864767509	4702	R	474300	37000
9864769150	4702	R	411000	59500
9864772357	4702	R	697100	110800
9864775491	4702	R	632800	18900
9864777022	4702	R	759400	91600
9864781813	4702	R	267100	0
9864782842	4702	R	462400	53100
9864856768	4702	R	578100	0
9864862465	4702	R	1159700	187600
9864864796	4702	R	607100	0
9864871336	4702	R	413100	32700
9864872602	4702	R	907200	87300
9864874609	4702	R	606500	113400
9864875908	4702	R	417200	62200
9864883584	4702	R	415400	59200
9864885361	4702	R	272300	0
9864885872	4702	R	288000	0
9864886841	4702	R	357100	0
9864887298	4702	R	419300	9500
9864955913	4702	R	401100	0
9864961495	4702	R	1205500	106100
9864971636	4702	R	948300	43400
9864973626	4702	R	868600	43000
9864975018	4702	R	524800	121600
9864976982	4702	R	1203400	0
9864980577	4702	R	279700	0
9864984530	4702	R	486800	0
9864988280	4702	R	443600	41600
9864988349	4702	R	745000	66600
9864989589	4702	R	868100	86800
9874061035	4702	R	640500	53800
9874061195	4702	R	715800	140100
9874069714	4702	R	642700	36200
9874073693	4702	R	626700	63600
9874079350	4702	R	543500	21500

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9874081323	4702	R	955900	42100
9874082201	4702	R	442800	7000
9874087378	4702	R	1236000	87500
9874160504	4702	R	1138100	0
9874160726	4702	R	829500	59300
9874172955	4702	R	645800	77400
9874175477	4702	R	129000	43000
9874176487	4702	R	129000	43000
9874177189	4702	R	1840800	12300
9874246274	4702	R	929400	0
9874109700	4703	R	489600	0
9874109794	4703	R	572600	0
9874116352	4703	R	579400	0
9874117272	4703	R	605200	124300
9874157839	4704	R	4333000	1410300
9874159327	4704	R	1534400	701000
9874247856	4704	R	909100	709800
9874252307	4704	R	1285500	615200
9874253123	4704	R	744300	234400
9874254534	4704	R	2195500	845600
0805291320	5002	R	1578700	441500
0806044712	5002	R	471700	0
0806047825	5002	R	245100	19400
0806064420	5002	C	2728760	898080
0806114955	5002	R	998100	0
0806140555	5002	R	663600	0
0806158086	5002	R	177900	26100
0806250232	5002	R	188500	12800
0806320921	5002	R	302000	15900
0806568570	5002	R	261900	0
0806662442	5002	R	76300	0
0805060654	5003	R	250100	25000
0805186344	5003	R	907100	129100
9896432350	5003	R	587976	0
9896440868	5003	R	365400	60899
9896532529	5003	R	594894	0
9896626187	5003	R	374752	0
9896651031	5003	R	996935	66463
9896729665	5003	R	729638	91205
9896752600	5003	R	542741	31700
9896763150	5003	R	269279	0
9896810093	5003	R	217500	27900
9896810870	5003	R	662098	131899
9896861211	5003	R	220500	0
9896920444	5003	R	177400	7600
9876948660	5004	R	402300	11900
9885476632	5004	R	1069900	105100
9885770610	5004	R	306500	136200
9885882002	5004	R	1211900	62900
9885974807	5004	R	565300	115500
9886001193	5004	R	227800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9886141214	5004	R	379900	60100
9886245289	5004	R	359900	0
9886341805	5004	R	401200	50200
9886530772	5004	R	241400	9700
9886530910	5004	R	420400	80000
9886531571	5004	R	239900	9400
9886537410	5004	R	164300	0
9886538390	5004	R	290500	52900
9886708990	5004	R	1199000	0
9886853320	5004	R	717900	48600
9896056997	5004	R	36500	18200
9896124952	5004	R	315500	94700
9896155095	5004	R	636100	18100
9896155450	5004	R	174700	9700
9883298709	5005	R	66300	31500
9883372998	5005	R	618300	96800
9883384586	5005	R	163300	0
9883477998	5005	R	680900	0
9883570742	5005	R	257100	0
9883580404	5005	R	826000	0
9883674165	5005	R	606500	26500
9883875128	5005	R	555400	32100
9884000549	5005	R	188500	0
9893054656	5005	R	190200	40600
9893145760	5005	R	208000	17900
9893147171	5005	R	398900	44400
9893147847	5005	R	68400	6800
9893253662	5005	R	420100	0
9893275160	5005	R	168300	84200
9893533238	5005	R	207900	33200
9893533564	5005	R	221300	21400
9893534495	5005	R	66500	11600
9893536311	5005	R	147200	0
9893547108	5005	R	88900	22200
9893549384	5005	R	249500	39400
9893630760	5005	R	86400	51800
9893630869	5005	R	282600	41400
9884178145	5006	C	939700	96200
9884262411	5006	R	193300	16300
9884272235	5006	R	264500	12700
9884361416	5006	R	133200	14800
9884458941	5006	R	313000	49800
9884461065	5006	R	88100	40700
9884520768	5006	R	282100	0
9884552960	5006	R	197000	0
9884669830	5006	R	505800	83100
9884670767	5006	R	281800	0
9884673757	5006	R	484200	15700
9884703868	5006	R	373400	23400
9874993270	5007	R	463200	44200
0803347176	5008	R	710300	200200

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
0804010769	5008	R	690100	92300
0804021729	5008	R	446500	123800
0804022610	5008	R	262100	64300
0804045230	5008	R	299300	0
0804045830	5008	R	592300	40500
0804086451	5008	R	464000	38300
0804089315	5008	R	296000	62300
0804133406	5008	R	364100	17600
0804133485	5008	R	63200	0
0804135386	5008	R	388000	29900
0804137390	5008	R	232800	0
0804143651	5008	R	966000	38500
0804286071	5008	R	534900	26300
0804395741	5008	R	438600	31000
0805310534	5008	R	1080400	7300
0805542625	5008	R	614400	121300
0805656500	5008	R	1011009	311609
0805750551	5008	R	417400	139100
0805765155	5008	R	318600	223000
9893492590	5008	R	291200	20600
9893992052	5008	R	409400	122800
9894307764	5008	R	49100	39300
9894327309	5008	R	641200	28700
9894400117	5008	R	222300	100
9894931270	5008	R	119600	0
9894936245	5008	R	466700	0
9894936789	5008	R	427500	76300
9894985516	5008	R	761800	163600
9894989479	5008	R	163800	40800
9883040057	5009	R	28800	0
9883040481	5009	R	21300	0
9883052603	5009	R	355000	43200
9883912838	5009	R	78500	0
9883932946	5009	R	65200	-8100
9892691494	5009	R	411300	23700
9892698343	5009	R	264900	43000
9892998862	5009	R	384000	0
9893007927	5009	R	224200	700
9893879277	5011	R	888400	0
9893879853	5011	R	1155100	116300
9893809399	5301	R	242900	40700
9873894878	5310	R	60400	0
9873991436	5310	R	150700	5400
9873999754	5310	R	301000	0
9883083672	5310	R	185200	0
9883189186	5310	R	209000	0
9883277687	5310	R	62500	0
9883277713	5310	R	136900	26600
9883283379	5310	R	317300	67800
9884000055	5310	R	298300	0
9893286995	5402	R	435300	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9893288169	5402	R	272000	0
9893288500	5402	R	319400	0
9893489851	5402	R	65000	0
9893571932	5402	R	71500	0
9893573959	5402	R	184900	6700
9893574925	5402	R	221500	0
9893581837	5402	R	250600	0
9893590137	5402	R	283100	0
9893261987	5403	R	54200	0
9893272174	5403	R	249000	14700
0804294195	5404	R	951400	53800
9883049340	5407	R	292300	15800
9885810919	5408	R	617800	61000
9895001166	5408	R	1400	0
9885831550	5410	R	428400	0
9885833971	5410	R	85000	68000
9885838815	5410	R	440300	23200
9885930949	5410	R	530800	27600
9885932892	5410	R	475900	17000
9885957380	5410	R	729300	25500
9885767209	5411	R	332700	26600
9885868165	5411	R	926300	94000
9883487835	5419	R	517700	44800
9883493433	5419	R	33800	20300
9884566958	5420	R	146200	109700
9884376721	5422	R	434700	0
9884345949	5424	R	383900	-5600
9884359146	5424	R	426400	0
9884441835	5424	R	379600	0
9884454078	5424	R	359700	0
9883231855	5600	R	487500	29200
9883237235	5600	R	32100	0
9883246481	5600	R	547200	0
9883345764	5600	R	662800	0
9883346329	5600	R	1123300	207500
9883346573	5600	R	39500	23700
9886783273	5601	R	784300	23200
9886879486	5601	R	745000	55800
9886561549	5602	R	811100	59500
9886583136	5602	R	970700	30700
9886432798	5603	R	650400	19800
9886505475	5605	R	504000	21500
9885396767	5606	R	464000	0
9885498900	5606	R	503700	16100
9896231488	5608	R	488600	32500
9896303227	5608	R	469737	149728
9896310996	5608	R	515100	94800
0806133984	5609	R	896100	35000
0806449344	5611	R	723700	28800
0806531718	5611	R	983800	0
0806403387	5612	R	121800	48100

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
0806408484	5612	R	343600	0
0804217756	5614	R	618000	0
0804315501	5614	R	980800	0
0804315882	5614	R	776500	-54200
0804425146	5614	R	774600	0
0804274104	5616	R	400700	49600
9885264759	5620	R	892900	0
9885570023	5620	R	842900	0
0804683397	5623	R	24600	18400
0804268025	5625	R	710800	164600
0803082577	5626	R	1008900	32900
0803196358	5626	R	1315600	0
0803196620	5626	R	1004900	0
0804005294	5626	R	822400	37100
0804007157	5626	R	893300	63500
0804008629	5626	R	729700	51100
0804009548	5626	R	210000	0
0804101222	5626	R	917200	50300
0804101544	5626	R	858800	19600
0804103511	5626	R	775000	36000
9885613202	5700	R	1210700	0
9883757965	5701	R	555700	299200
9883763046	5701	R	1564100	299200
9893063921	5701	R	1512200	446900
9886100484	5704	R	1284700	275900
9886310966	5704	R	1549800	87800
9757407981	6001	R	79900	59900
9757416432	6001	R	102700	70600
9748512310	6002	R	465500	37300
9748516682	6002	R	459800	18200
9749800704	6002	R	285100	0
9758050035	6002	R	360300	0
9758066780	6002	R	416600	59200
9758098465	6002	R	323500	80900
9758150111	6002	R	89900	10700
9758170952	6002	R	291300	5700
9758282669	6002	R	316900	117100
9758380521	6002	R	270600	105000
9758446556	6002	R	967400	70600
9759008545	6002	R	305400	42000
9759008741	6002	R	206000	22200
9759113152	6002	R	416400	58300
9759404542	6002	R	258600	42000
9759614880	6002	R	116000	103500
9759617496	6002	R	380900	39900
9747596614	6003	R	707500	70200
9747786968	6003	R	1528151	15000
9747827512	6003	R	1446995	685419
9747893903	6003	R	562500	18000
9757293068	6003	R	124900	31200
9758428104	6003	R	339600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9727559642	6004	R	316600	168100
9727947221	6004	R	423100	6200
9737178172	6004	R	154100	0
9737178759	6004	R	172000	40400
9737186049	6004	R	21700	13000
9737280835	6004	R	328100	0
9747283230	6004	R	126200	0
9728317327	6005	R	20500	0
9728410359	6005	R	650300	11800
9728817898	6005	R	297600	0
9738092962	6005	R	948402	0
9738599976	6005	R	352000	28500
9738643214	6005	R	1738705	62644
9738761638	6005	R	578800	19300
9738854028	6005	R	1144500	205700
9738924795	6005	R	368900	72600
9739932558	6005	R	111124	49388
9739934154	6005	R	187790	37558
9748139117	6005	R	266300	0
9748161059	6005	R	311700	111600
9748285642	6005	R	236736	59184
9748383719	6005	R	571475	30397
9728741677	6006	R	152400	91400
9728784799	6006	R	493381	88496
9728889372	6006	R	100900	0
9729340735	6006	R	472500	0
9729529017	6006	R	1001360	57116
9820308756	6006	R	97100	6000
9820319668	6006	R	60100	0
9820547613	6007	R	592300	21600
9820568657	6007	R	262700	30900
9820893465	6007	R	346100	0
9821902686	6007	R	310200	0
9830099818	6007	R	252200	24400
9830181782	6007	R	314600	0
9830927790	6007	R	266500	109600
9831509704	6007	R	851500	121100
9831520170	6007	R	573100	17600
9831873041	6007	R	258000	12900
9841275857	6007	R	125600	0
9841286186	6007	R	343000	13600
9841349023	6007	R	232700	44700
9820391595	6008	R	939723	140958
9821119830	6008	R	8500	4200
9821211296	6008	R	240100	19200
9821213851	6008	R	130668	0
9821221076	6008	R	290300	33800
9821227458	6008	R	849900	127484
9821778309	6008	R	213710	42743
9822207399	6008	R	718400	22600
9822274132	6008	R	65200	21700

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9822278333	6008	R	303000	24300
9822281464	6008	R	94041	29755
9822360846	6008	R	73200	7300
9822406950	6008	R	940500	0
9822455053	6008	R	976700	0
9822577632	6008	R	110100	0
9822789362	6008	R	334900	22600
9822894344	6008	R	327600	56700
9823300406	6008	R	396000	7300
9831277290	6008	R	155000	0
9832018796	6008	R	88400	36400
9822949566	6009	R	233600	0
9831876514	6009	R	150400	60200
9831879865	6009	R	377500	77500
9832210334	6009	R	350900	0
9832618911	6009	R	134855	16857
9832711323	6009	R	276559	61458
9832713894	6009	R	134595	16824
9832810700	6009	R	115757	0
9832896262	6009	R	82500	0
9832974048	6009	R	116000	15800
9832974437	6009	R	61200	0
9833806144	6009	R	382100	27200
9842027183	6009	R	73500	18400
9842029369	6009	R	406900	-102100
9842472316	6009	R	285100	44000
9831986232	6010	R	752300	78100
9841290835	6010	R	2492568	351335
9841380444	6010	R	475100	0
9842016240	6010	R	791700	42000
9842125375	6010	R	226500	113700
9842129533	6010	R	386600	19800
9842300709	6010	R	1046000	270300
9842334389	6010	R	364800	36500
9842335623	6010	R	639000	0
9842337940	6010	R	832300	197500
9842584063	6010	R	323000	84300
9842593770	6010	R	383000	17800
9842659605	6010	R	539700	52400
9842698901	6010	R	559700	54000
9842717170	6010	R	496800	20600
9842957415	6010	R	860500	118400
9843503036	6010	R	504700	60200
9852045616	6010	R	86300	17300
9852056240	6010	R	91300	17300
9852069840	6010	R	358500	107500
9852568518	6010	R	328900	35000
9852663839	6010	R	63900	0
9852899762	6010	R	21300	0
9749125830	6011	R	160100	0
9749130013	6011	R	703800	281520

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9749238205	6011	R	259000	64800
9749253609	6011	R	532500	52920
9749262662	6011	R	576060	0
9749266396	6011	R	1127819	55972
9749290104	6011	R	100600	49300
9749322006	6011	R	873200	0
9749325642	6011	R	235200	0
9749330433	6011	R	129900	65000
9749331692	6011	R	461800	30100
9749336993	6011	R	814000	54000
9749354010	6011	R	453200	31200
9749405914	6011	R	272000	13100
9749436482	6011	R	603300	73300
9749472281	6011	R	1105165	356875
9749547142	6011	R	1161078	199516
9749590785	6011	R	809400	105300
9749725574	6011	R	243100	54000
9749833665	6011	R	192200	0
9749998564	6011	R	674000	176300
9759043051	6011	R	331700	129300
9759083867	6011	R	1032300	516200
9759238067	6011	R	253600	0
9759238888	6011	R	240200	50900
9759260937	6011	R	537700	322600
9759278866	6011	R	319400	0
9759360914	6011	R	454875	0
9759397034	6011	R	437800	59700
9759430849	6011	R	998900	198500
9759451218	6011	R	489800	32700
9759479736	6011	R	443600	0
9759562060	6011	R	1356200	102200
9759587500	6011	R	477400	60900
9759683541	6011	R	444900	0
9840457954	6011	R	839000	70000
9840678773	6011	R	559300	10900
9850184652	6011	R	432800	71300
9850209617	6011	R	432700	86600
9850220984	6011	R	431700	107800
9850224312	6011	R	1373500	86500
9850225944	6011	R	1025500	108000
9850330149	6011	R	546200	91000
9850535002	6011	R	1035500	187300
9850541009	6011	R	190000	0
9850617854	6011	R	1266800	56600
9850633083	6011	R	427400	320500
9850713989	6011	R	861500	102100
9850720552	6011	R	1337800	42400
9850729533	6011	R	479800	64000
9850733017	6011	R	1017800	85800
9850737709	6011	R	934800	79300
9850738227	6011	R	460900	92200

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9841676577	6012	R	457900	0
9841965227	6012	R	803200	60900
9841966827	6012	R	148700	52100
9850495810	6012	R	518800	-66500
9851081354	6012	R	299200	104700
9851087212	6012	R	299200	74800
9851148868	6012	R	412900	0
9851188077	6012	R	333100	0
9851342098	6012	R	1019100	67000
9851657645	6012	R	844500	0
9851689863	6012	R	447400	55700
9852127238	6012	R	180000	43200
9852224644	6012	R	600600	68600
9852328910	6012	R	142200	8900
9852336254	6012	R	154800	0
9852421920	6012	R	144200	9000
9852424941	6012	R	138600	8600
9852816488	6012	R	114800	2600
9852992303	6012	R	293300	12500
9852992476	6012	R	85000	4900
9748907316	6300	R	80000	0
9840771275	6304	R	281700	31100
9759368676	6306	R	357600	62100
9759368898	6306	R	343500	27400
9759369540	6306	R	363000	74000
9759379281	6306	R	399100	88600
9759461425	6306	R	304600	0
9759462945	6306	R	316400	79800
9759463405	6306	R	290800	0
9759464973	6306	R	284700	28500
9759467432	6306	R	291500	38600
9759468677	6306	R	368000	67900
9759468844	6306	R	330000	46300
9759469411	6306	R	286800	0
9759471266	6306	R	302500	0
9759475283	6306	R	330600	52700
9759560481	6306	R	283100	0
9759566471	6306	R	334200	0
9759568336	6306	R	283300	0
9759568639	6306	R	292300	0
9759569677	6306	R	311700	101000
9759579261	6306	R	307300	51300
9759661366	6306	R	252100	61300
9738519748	6400	R	302200	70300
9738613645	6400	R	380700	14700
9738714787	6400	R	452500	0
9832901081	6402	R	380800	-18600
9840979319	6403	R	132000	90700
9747691806	6404	R	353800	0
9748605490	6404	R	412800	53600
9748608338	6404	R	404800	48800

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9748701822	6404	R	413700	56900
9748711051	6404	R	388100	37200
9749964724	6406	R	376600	0
9759063958	6406	R	325400	15100
9759331837	6408	R	344600	0
9822530638	6600	R	653200	18800
9758614212	6601	R	131800	0
9821546690	6602	R	946100	0
9728438513	6603	R	256500	76981
9728533879	6603	R	294400	88340
9728732527	6603	R	256500	0
9842545898	6604	R	798000	0
9842643815	6604	R	217200	43400
9842676171	6604	R	693600	0
9842676279	6604	R	147500	0
9757347147	6606	R	443100	20600
9757434043	6606	R	761800	75400
9757446815	6606	R	444100	62800
9757451001	6606	R	412600	0
9757455223	6606	R	458900	70700
9757535826	6606	R	428400	10000
9757547296	6606	R	511100	6300
9749769940	6608	R	1001300	121200
9749776133	6608	R	667200	93100
9749612229	6611	R	412300	96200
9749616041	6611	R	376900	0
9820273450	6615	R	628400	0
9841591068	6616	R	551100	157200
9841595652	6616	R	549100	47100
9830665945	6617	R	365300	73200
9831499305	6618	R	634200	0
9832407400	6618	R	517100	0
9747837993	6620	R	683685	281517
9850511903	6621	R	501000	79500
9757022256	6622	R	945900	0
9850053278	6623	R	418500	0
9850269660	6625	R	571500	60100
9840701442	6626	R	18200	0
9840704250	6626	R	353000	24900
9749890447	6627	R	761600	0
9749843622	6630	R	40000	0
9842878360	6700	R	1282300	71800
9842963958	6700	R	1527900	196500
9842982873	6700	R	1439654	26200
9852197629	6700	R	518600	51900
9852278308	6700	R	1418900	0
9853011215	6700	R	1246800	0
9853017230	6700	R	1655100	120300
9853207466	6700	R	1176500	40100
9850238928	6701	R	4075830	294106
9850443429	6701	R	1057800	60200

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9842504442	6702	R	786600	82500
9779798543	7003	R	865600	113900
9779891448	7003	R	355500	39500
9779894426	7003	R	873500	61600
9870503223	7003	R	596100	59300
9870507493	7003	R	742400	0
9870609427	7003	R	516100	0
9870707913	7003	R	510400	76700
9870829897	7003	R	563000	213400
9880371868	7003	R	751400	250400
9880374642	7003	R	35300	11800
9880385613	7003	R	1015000	15600
9880969715	7003	R	718500	89500
9890066962	7003	R	579700	124200
9852996501	7007	R	649100	50200
9862094751	7007	R	301200	66900
9862160986	7007	R	204900	25600
9862171421	7007	R	98700	12300
9862176889	7007	R	530800	22300
9862180768	7007	R	454400	85200
9862182599	7007	R	217000	72300
9862183041	7007	R	215300	71800
9862188382	7007	R	352900	88200
9862532864	7008	R	781200	347200
9862796751	7008	R	295200	4200
9862863633	7008	R	1241093	189526
9862983600	7008	R	344800	0
9852910312	7010	R	210600	3300
9851907001	7011	R	412600	45900
9851907845	7011	R	406900	113000
9851928087	7011	R	686300	77
9860390315	7011	R	821600	252800
9861010486	7011	R	187100	61300
9861011617	7011	R	396600	47800
9861022784	7011	R	269000	38400
9861027626	7011	R	248900	106700
9861028152	7011	R	471900	177000
9861030853	7011	R	1155800	59100
9861053029	7011	R	752700	85400
9861122529	7011	R	257100	28600
9861222507	7011	R	545800	60600
9861870983	7012	R	895300	128300
9861758776	7015	R	222400	166800
9861853775	7015	R	652700	36100
9871164013	7016	R	526611	58513
9871165630	7016	R	526611	29256
9871195537	7016	R	268600	0
9871266328	7016	R	247400	123700
9871268662	7016	R	638200	65100
9871274418	7016	R	290700	32300
9871278477	7016	R	208200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9871360777	7016	R	216500	92800
9871371521	7016	R	395900	31100
9871474031	7016	R	3062140	693420
9871661502	7016	R	449190	74863
9871672167	7016	R	728775	112050
9871762645	7016	R	464539	132728
9872413444	7016	R	732200	0
9872416580	7016	R	279000	0
9872419399	7016	R	182200	20300
9872511048	7016	R	322600	0
9871721248	7017	R	395700	10400
9871742756	7017	R	310900	97200
9871848463	7017	R	460100	0
9871982233	7017	R	266400	239800
9872625470	7017	R	396500	0
9881022333	7017	R	716600	0
9881041223	7017	R	530800	65600
9881064103	7017	R	229500	45400
9881096396	7017	R	215900	0
9881162256	7017	R	227000	89000
9881222099	7017	R	545692	55538
9881230565	7017	R	969722	163818
9882065860	7017	R	503400	0
9882091134	7017	R	450800	0
9890067445	7018	R	534400	34100
0802029840	7019	R	590900	0
0802034802	7019	R	2849500	594100
0802048538	7019	R	533600	46000
0802114870	7019	R	1474134	194554
0802119160	7019	R	571100	26400
0802212215	7019	R	540100	0
0801058408	7020	R	360100	1300
9891951295	7020	R	796300	155400
9891481873	7021	R	380600	0
9891481878	7021	R	213900	0
9892000241	7021	R	1042800	74800
9892032005	7021	R	168100	0
9892135661	7021	R	383300	0
9892140275	7021	R	169700	0
9892457628	7022	R	211800	58800
9892551553	7022	R	717300	0
9891583870	7023	R	288700	68100
9892403309	7023	R	1286600	279200
9892403676	7023	R	1300200	224700
9892423445	7023	R	311700	-7000
9892572931	7024	C	407600	203800
9882687141	7025	R	606200	115700
9882767737	7025	R	670300	29500
9882773647	7025	R	336300	25000
9882778042	7025	R	568700	0
9882943478	7025	R	333900	37800

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9882945420	7025	R	67400	14600
9882945912	7025	R	171100	0
9882949332	7025	R	154900	17200
9882953048	7025	R	236500	59100
9892071967	7025	R	997400	285000
9892153761	7025	R	410200	22000
9892156966	7025	R	125100	0
9881485626	7026	R	73809	51666
9882457340	7026	R	331400	69900
9882461848	7026	R	1021300	0
9882622020	7026	R	251000	31400
9890949949	7027	R	226100	169600
9891803623	7027	R	272500	56400
9850842988	7028	R	748400	112000
9850848926	7028	R	725400	96500
9850854569	7028	R	583700	92200
9850858475	7028	R	555000	0
9850865238	7028	R	401500	89200
9850952082	7028	R	281300	0
9850952433	7028	R	430900	64700
9850956436	7028	R	1049000	187200
9850980368	7028	R	404000	104000
9860078451	7029	R	451900	38000
9860226930	7029	R	343600	38200
9860325633	7029	R	287600	53900
9860333034	7029	R	369600	35800
9769599567	7030	R	289200	21900
9860403869	7030	R	604800	90400
9860405726	7030	R	216200	0
9860629939	7030	R	708100	0
9860715890	7030	R	288300	0
9860724985	7030	R	401300	30200
9860739237	7030	R	336600	56800
9860749138	7030	R	296100	0
9860870533	7031	R	769600	274500
9860876765	7031	R	113400	0
9860879777	7031	R	295400	134000
9860899059	7031	R	28300	0
9860974230	7031	R	257500	4800
9870445124	7032	R	130300	0
9870358458	7032	R	131600	0
9870358623	7032	R	247300	39500
9870722603	7032	R	238400	34400
9870053117	7032	C	3052900	0
9870149178	7032	R	3231880	0
9870157015	7032	R	788800	0
9870157501	7032	R	702700	0
9870157704	7032	R	397800	0
9870305667	7032	C	3658000	0
9870325289	7032	R	927300	0
9870325795	7032	R	1155200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9870326008	7032	R	180600	0
9870326502	7032	R	1365700	0
9870329927	7032	R	821100	0
9870346249	7032	R	348600	0
9870346986	7032	R	253300	0
9870347289	7032	R	455300	0
9870347529	7032	R	278400	0
9870348639	7032	R	134300	0
9870348970	7032	R	497200	0
9870349228	7032	R	337900	0
9870349696	7032	R	261500	23600
9870349879	7032	R	252700	0
9870357203	7032	R	399000	0
9870357767	7032	R	535900	0
9870358102	7032	R	341800	0
9870358288	7032	R	285400	0
9870358366	7032	R	235500	0
9870369249	7032	R	589700	0
9870379086	7032	C	678800	0
9870421278	7032	R	688000	0
9870435843	7032	R	185300	20600
9870437814	7032	R	389200	0
9870438967	7032	C	195000	0
9870439504	7032	C	283700	0
9870439728	7032	C	675300	0
9870440259	7032	R	346800	0
9870441657	7032	R	103700	10400
9870441955	7032	R	397800	0
9870444200	7032	R	412800	0
9870445166	7032	R	616900	24000
9870445604	7032	R	382300	0
9870447452	7032	R	182600	0
9870447551	7032	R	72600	0
9870450445	7032	R	165900	0
9870450658	7032	R	211300	0
9870451078	7032	R	337500	74500
9870451228	7032	R	237200	0
9870451271	7032	R	256400	0
9870451516	7032	R	350800	0
9870451708	7032	R	464000	0
9870452520	7032	R	337900	0
9870452754	7032	R	123800	0
9870454247	7032	R	620600	0
9870454889	7032	R	306400	0
9870455071	7032	R	177000	0
9870456115	7032	R	160000	0
9870456572	7032	R	570300	0
9870459243	7032	C	457700	0
9870460295	7032	R	352800	0
9870463349	7032	R	567900	0
9870471143	7032	C	468100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9870472283	7032	C	502200	0
9870476422	7032	C	1044900	0
9870529263	7032	R	519000	0
9870530645	7032	C	394500	0
9870531675	7032	R	495600	0
9870532405	7032	R	436700	0
9870533332	7032	R	433100	0
9870538222	7032	R	478400	56200
9870540416	7032	R	750600	0
9870543735	7032	C	551400	0
9870544583	7032	C	374400	0
9870545947	7032	C	186300	0
9870550605	7032	R	128500	0
9870552467	7032	R	309900	0
9870552889	7032	R	551500	0
9870555241	7032	R	604600	0
9870555741	7032	R	526300	155900
9870620282	7032	R	553700	0
9870621112	7032	R	551500	0
9870624700	7032	R	974100	0
9870626666	7032	R	736200	0
9870631046	7032	R	539500	55300
9870631586	7032	R	591400	56200
9870631992	7032	R	259900	32400
9870633427	7032	R	314600	104900
9870633930	7032	R	315000	8700
9870635326	7032	R	245100	0
9870635517	7032	R	261800	0
9870635811	7032	R	256300	0
9870636032	7032	R	658400	0
9870637316	7032	R	271300	0
9870637518	7032	R	281500	0
9870637810	7032	R	393600	0
9870641245	7032	R	379400	0
9870643245	7032	R	363100	0
9870644463	7032	R	350500	0
9870645064	7032	R	339700	0
9870647011	7032	R	695000	0
9870651529	7032	R	1129900	0
9870655148	7032	R	834100	0
9870720716	7032	R	1100900	246600
9870751483	7032	C	953600	0
9776688519	7033	R	358200	44300
9777915149	7033	R	653000	3100
9777321942	7034	R	549100	111400
9777325887	7034	R	283500	83100
9777338241	7034	R	376400	123300
9777421804	7034	R	267100	65900
9777428864	7034	R	751500	24000
9777477863	7034	R	203100	0
9777552768	7034	R	361700	42000

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9767710011	7035	R	679900	38800
9767838839	7035	R	208900	23300
9767927446	7035	R	519100	7400
9767933656	7035	R	221300	7500
9767936400	7035	R	235300	0
9767941075	7035	R	743700	0
9777142528	7035	R	1033000	62200
9767681642	7037	R	217000	16400
9767681768	7037	R	11500	3800
9767681932	7037	R	11500	3800
9768358816	7039	R	543400	37900
9768653970	7039	R	484300	76500
9768662584	7039	R	81000	9000
9778149018	7039	R	173000	0
9778175315	7039	R	434300	12900
9778246455	7039	R	196500	500
9768051183	7040	R	284000	0
9768053507	7040	R	318700	41600
9768053872	7040	R	242400	22600
9768063186	7040	R	191900	11800
9768111753	7040	R	2154162	113376
9768134660	7040	R	347000	14100
9768213644	7040	R	477232	81083
9768219851	7040	R	126800	47900
9768301576	7040	R	167413	62780
9768304627	7040	R	706168	282348
9769066529	7041	R	307400	30800
9769073552	7041	R	30100	8600
9769114767	7041	R	371600	0
9769128744	7041	R	189600	0
9769137099	7041	R	243300	0
9769152125	7041	R	930800	0
9769165982	7041	R	66300	0
9769172030	7041	R	702600	0
9769174329	7041	R	22500	4500
9769317655	7041	R	87800	65900
9769325981	7041	R	471200	25500
9769424011	7041	R	612700	28100
9769617351	7041	R	2582600	282500
9769305966	7042	R	232500	17000
9758799945	7042	R	343700	72600
9758892620	7042	R	441700	77600
9759901250	7042	R	89700	8700
9768081032	7042	R	321200	65600
9768684975	7042	R	1260600	134600
9758784041	7042	R	348300	0
9758784464	7042	R	218200	0
9758784675	7042	R	218200	0
9758784886	7042	R	218200	0
9758794085	7042	R	218200	0
9758794283	7042	R	218200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9758794481	7042	R	218200	0
9758794680	7042	R	218200	0
9758799575	7042	R	352600	0
9758870932	7042	R	402600	0
9758880452	7042	R	683700	0
9758880955	7042	R	279300	0
9758885498	7042	R	889200	0
9758887083	7042	R	281300	0
9758889610	7042	R	327300	0
9758894061	7042	R	332900	0
9758896424	7042	R	273400	0
9758896608	7042	R	306600	0
9758897534	7042	R	66200	0
9758897928	7042	R	203000	0
9758899592	7042	R	75300	0
9758990810	7042	R	257500	0
9758992926	7042	R	80100	0
9758995646	7042	R	244000	0
9758997392	7042	R	433600	0
9759712457	7042	R	290800	0
9759713726	7042	R	186600	0
9759715446	7042	R	226600	0
9759717697	7042	R	207800	0
9759719655	7042	R	544100	25800
9759800340	7042	R	61100	0
9759800810	7042	R	114900	0
9759803064	7042	R	147400	0
9759805693	7042	R	392000	0
9759808282	7042	R	489200	0
9759809997	7042	R	261600	0
9759811217	7042	R	681500	0
9759813457	7042	R	240500	0
9759815171	7042	R	356200	28400
9759816442	7042	R	268100	0
9759817492	7042	R	75500	0
9759819016	7042	R	316900	0
9759819271	7042	R	301000	0
9759819306	7042	R	233500	0
9759901058	7042	R	339400	0
9759901519	7042	R	571000	0
9759903585	7042	R	131600	0
9759903654	7042	R	236200	0
9759904389	7042	R	117500	0
9759904405	7042	R	52300	0
9759905890	7042	R	646200	33700
9759908431	7042	R	21100	0
9759914228	7042	R	463500	0
9759918020	7042	R	90700	0
9759918301	7042	R	216600	0
9768070861	7042	R	621600	0
9768071802	7042	R	467800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9768075688	7042	R	1015400	0
9768076951	7042	R	509800	0
9768078771	7042	R	370800	0
9768078996	7042	R	223900	0
9768080765	7042	R	1042500	180600
9768081119	7042	R	522800	0
9768086198	7042	R	978600	0
9768086841	7042	R	221100	0
9768086970	7042	R	274400	0
9768087720	7042	R	313300	0
9768089152	7042	R	231500	2700
9768091878	7042	R	221400	0
9768092596	7042	R	549600	0
9768092742	7042	R	201200	0
9768093524	7042	R	560900	0
9768095304	7042	R	536400	0
9768096134	7042	C	424700	0
9768171955	7042	R	609800	0
9768172760	7042	R	1016000	0
9768173787	7042	R	615400	0
9768180505	7042	R	993400	0
9768184445	7042	R	1085500	0
9768184915	7042	R	374800	0
9768193239	7042	R	434500	0
9768193861	7042	R	405800	0
9768282901	7042	R	665100	0
9768286632	7042	R	1015800	0
9768291538	7042	R	356800	0
9768293121	7042	R	532300	0
9768296604	7042	R	390000	0
9768297032	7042	R	600400	0
9768297476	7042	R	429500	0
9768298922	7042	R	472200	0
9768385983	7042	R	1331200	0
9768390362	7042	R	177700	0
9768392182	7042	R	389700	0
9768393309	7042	R	158800	0
9768396623	7042	R	739000	0
9768492633	7042	R	761925	0
9768579757	7042	R	364200	0
9768582548	7042	R	800	0
9768582696	7042	R	18200	0
9768585708	7042	R	152100	0
9768585852	7042	R	306900	0
9768586179	7042	R	208700	0
9768586249	7042	R	202600	0
9768586306	7042	R	315000	0
9768586502	7042	R	232200	0
9768586601	7042	R	231900	0
9768587016	7042	R	38800	0
9768588428	7042	R	183900	51500

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9768588689	7042	R	181400	0
9768588891	7042	R	332900	0
9768588907	7042	R	48600	0
9768589113	7042	C	430000	0
9768589658	7042	R	105800	0
9768591141	7042	R	578600	0
9768595379	7042	R	349300	0
9768597036	7042	R	294700	0
9768598149	7042	R	53000	0
9768599033	7042	R	151600	0
9768599238	7042	R	257700	0
9768599545	7042	R	110900	0
9768599708	7042	R	182200	0
9768671606	7042	R	90000	0
9768674772	7042	R	147400	0
9768674824	7042	R	100	0
9768677996	7042	R	255600	0
9768678720	7042	R	301300	0
9768679920	7042	R	1	0
9768680217	7042	R	335800	57700
9768680463	7042	R	278900	0
9768681052	7042	R	170000	25500
9768682525	7042	R	212400	0
9768683464	7042	R	291200	49300
9768683568	7042	R	85100	0
9768685129	7042	R	368600	37600
9768685487	7042	R	142200	42700
9768686490	7042	C	20700	0
9768686557	7042	R	50300	45600
9768687145	7042	R	432000	163800
9768687406	7042	R	35900	0
9768688332	7042	R	700	0
9768690038	7042	R	54000	0
9768690325	7042	R	218000	0
9768691975	7042	R	104300	0
9768692472	7042	R	451100	163200
9768692605	7042	R	164000	0
9768694275	7042	R	339900	0
9768694645	7042	R	234100	30600
9768695419	7042	R	125600	0
9769000055	7042	R	233800	0
9769005907	7042	C	1113900	0
9769006242	7042	R	1476600	0
9769100521	7042	R	248900	0
9769102338	7042	R	359000	0
9769102570	7042	R	244200	0
9769109078	7042	R	726400	0
9769202370	7042	C	52000	0
9769209363	7042	R	978500	0
9769216310	7042	R	203000	0
9769219460	7042	C	332800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9769300423	7042	R	810400	0
9769300575	7042	R	825900	0
9769301072	7042	R	230700	0
9769302692	7042	R	362900	0
9769303208	7042	R	820000	0
9769303432	7042	R	690500	0
9769303686	7042	R	521000	0
9769306046	7042	R	505600	0
9769306565	7042	R	211800	0
9769308094	7042	R	356000	0
9769309422	7042	R	477900	50100
9769311287	7042	R	36000	0
9769312380	7042	R	346800	0
9769314258	7042	R	40400	0
9769400287	7042	R	290500	0
9769405454	7042	R	1261900	0
9769409259	7042	R	57400	0
9769417088	7042	R	382200	0
9769500704	7042	R	185700	0
9769500866	7042	R	294800	0
9769501497	7042	R	243700	0
9769502291	7042	R	375800	167000
9769505359	7042	R	108300	0
9769505562	7042	R	70000	0
9769506700	7042	R	96800	0
9769508021	7042	R	108300	0
9769509174	7042	R	199500	0
9769510094	7042	R	449600	0
9769515023	7042	R	327800	0
9769602705	7042	R	267500	0
9769908155	7043	R	956200	-48700
9779133046	7043	R	807200	64600
9779274372	7043	R	506700	1200
9779281206	7043	R	316900	0
9779314276	7043	R	688700	50900
9779314745	7043	R	408200	81700
9779327032	7043	R	505200	34600
9779370476	7043	C	2171100	617400
9779378804	7043	R	376400	22600
9779503158	7043	R	363900	32400
9789010246	7043	R	869400	119000
9778676493	7044	R	671800	79000
9778679090	7044	R	597900	0
9778679515	7044	R	400000	0
9778765710	7044	R	629700	0
9778765935	7044	R	603100	0
9778766890	7044	R	386200	20000
9778768943	7044	R	609500	0
9778770113	7044	R	426700	0
9778770415	7044	R	702700	16400
9778770513	7044	R	400000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9778771486	7044	R	562300	40000
9778774998	7044	R	539700	20400
9778775815	7044	R	701900	13000
9778776992	7044	R	607600	44800
9778779624	7044	R	611400	0
9778788521	7044	R	542400	0
9778860724	7044	R	554900	52500
9778860822	7044	R	514100	0
9778870791	7044	R	889700	97200
9778873386	7044	R	430700	0
9778880086	7044	R	731700	0
9778883271	7044	R	623000	40000
9778742836	7045	R	330000	110000
9778751843	7045	R	406000	6200
9778753950	7045	R	408500	19500
9778754952	7045	R	404700	49400
9778772155	7045	R	389200	38000
9778843925	7045	R	560900	50100
9778850570	7045	R	505900	48900
9778950172	7045	R	409000	10300
9778672754	7046	R	553000	10600
9778689744	7046	R	675200	33700
9778780877	7046	R	384800	26900
9778781995	7046	R	524600	31400
9778789772	7046	R	582200	0
9778789954	7046	R	419100	60900
9778790397	7046	R	366700	0
9778792169	7046	R	554400	24000
9778796113	7046	R	390000	0
9778796169	7046	R	378500	-1900
9778887839	7046	R	401400	16100
9778893936	7046	R	586100	165400
9778895742	7046	R	60000	36000
9778990064	7046	R	899000	0
9779807026	7046	R	766800	106000
9786099541	7048	R	218400	13600
9786190367	7048	R	255200	0
9786190685	7048	R	235700	77300
9786196724	7048	R	802800	228700
9786396528	7048	R	702500	73800
9786589804	7048	R	329000	191900
9786596741	7048	R	1948800	380700
9787008466	7048	R	716700	131200
9787028522	7048	R	630500	0
9787105630	7048	R	213800	0
9787200416	7048	R	283500	0
9787205433	7048	R	962400	152000
9787207988	7048	R	515300	65000
9787213319	7048	R	450100	45000
9787349370	7048	R	1037400	74200
9787410333	7048	R	371900	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9787424496	7048	R	28100	0
9787501296	7048	R	451500	67700
9787505604	7048	R	267500	66800
9787513647	7048	R	995900	140200
9787515200	7048	R	398800	119600
9787532312	7048	R	1021486	247679
9787616916	7048	R	1640200	40100
9787627114	7048	R	954400	78200
9787627368	7048	R	1153600	0
9787637845	7048	R	629500	108600
9787716419	7048	R	807800	114100
9787812335	7048	R	1566900	305700
9797005005	7048	R	391600	0
9787750051	7049	R	1062300	71400
9787829388	7049	R	85300	17100
9789309945	7050	R	276700	25100
9789312426	7050	R	1377100	478400
9789314278	7050	R	787200	0
9789314488	7050	R	873400	0
9789315220	7050	R	792300	0
9789315424	7050	R	440300	0
9789315602	7050	R	951300	172100
9789316631	7050	R	1035400	233300
9799166391	7051	R	2800	1300
9788070208	7102	R	317900	50900
9778964781	7102	R	468400	13200
9778964999	7102	R	285900	71000
9778965726	7102	R	1467800	0
9778965807	7102	C	22500	0
9778965824	7102	R	368400	0
9778965839	7102	R	363300	82400
9778965904	7102	R	417700	0
9778966703	7102	R	225000	0
9778966774	7102	R	364300	71000
9778966861	7102	R	428300	83400
9778966865	7102	R	444200	0
9778966941	7102	R	366000	79900
9778966956	7102	R	358400	71000
9778967735	7102	R	467200	30600
9778968578	7102	R	288900	0
9778968794	7102	R	418900	0
9778968798	7102	R	427800	0
9778968883	7102	R	313900	11000
9778968948	7102	R	379100	0
9778968971	7102	R	590500	0
9778969786	7102	R	485600	92900
9778972997	7102	C	225000	0
9778974093	7102	R	396300	46800
9778974099	7102	R	724200	13700
9778974179	7102	R	505900	0
9778974489	7102	C	554800	20300

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9778974491	7102	R	406700	0
9778974533	7102	R	383500	0
9778974538	7102	R	346800	0
9778974707	7102	R	449900	0
9778974758	7102	R	370500	0
9778974781	7102	C	247500	0
9778974894	7102	R	379300	0
9778974931	7102	R	335700	0
9778974993	7102	R	454300	0
9778975430	7102	R	474200	0
9778975585	7102	R	369400	0
9778975671	7102	R	269800	0
9778975675	7102	R	691100	38600
9778975761	7102	R	537200	0
9778975832	7102	R	90000	0
9778975883	7102	C	247100	0
9778976015	7102	R	392400	0
9778976031	7102	R	328400	0
9778976126	7102	R	696400	80800
9778976130	7102	R	334800	71000
9778976215	7102	R	241900	0
9778976511	7102	R	294800	52500
9778977592	7102	R	593800	0
9778977937	7102	C	450000	0
9778978028	7102	R	401300	40200
9778978144	7102	R	320000	0
9778978248	7102	R	429800	0
9778978299	7102	R	369600	71000
9778978302	7102	R	402500	0
9778978394	7102	C	22500	0
9778978407	7102	R	358500	71000
9778978413	7102	R	366100	0
9778979205	7102	R	396700	71000
9778983082	7102	R	180000	0
9778984032	7102	R	407200	0
9778984083	7102	R	416800	0
9778985033	7102	R	354100	0
9778985085	7102	R	225000	0
9778985122	7102	R	191300	71300
9778985410	7102	R	317700	0
9778987131	7102	R	90000	40000
9778987284	7102	R	370300	0
9778987309	7102	R	225000	45000
9778987315	7102	R	572000	0
9778987330	7102	R	514900	42900
9778987371	7102	R	501800	0
9788060748	7102	R	311400	0
9788060798	7102	R	494400	0
9788060914	7102	R	263400	5400
9788060979	7102	R	347600	0
9788061558	7102	R	344000	25000

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788061946	7102	R	381100	0
9788062518	7102	R	444500	143400
9788062672	7102	R	386700	0
9788062702	7102	R	450300	0
9788062800	7102	R	505900	0
9788063572	7102	C	98000	0
9788070002	7102	R	273300	26200
9788070120	7102	R	400900	0
9788070126	7102	R	466200	0
9788070212	7102	R	373500	118400
9788070303	7102	R	336800	0
9788078611	7102	R	285200	0
9788078622	7102	R	284000	12500
9788093258	7103	R	468700	0
9788093385	7103	R	485900	0
9788173962	7104	R	379900	41200
9788185068	7104	R	305800	43800
9778978896	7104	C	25000	0
9778978995	7104	R	430100	0
9778979579	7104	R	275000	33000
9778979744	7104	R	408300	0
9778979830	7104	R	587600	0
9778979835	7104	R	317900	0
9778979909	7104	R	150000	0
9778979911	7104	R	394300	0
9778988271	7104	R	90000	0
9778988594	7104	C	25000	0
9778989009	7104	R	390900	45500
9778989317	7104	C	100000	0
9778989404	7104	C	25000	0
9778989409	7104	C	250000	0
9778989478	7104	C	114400	0
9778989610	7104	C	25000	0
9788062806	7104	R	652800	86900
9788062928	7104	R	340100	60000
9788062933	7104	R	269800	60000
9788063897	7104	R	250000	80600
9788063993	7104	R	406600	80700
9788063997	7104	R	419700	0
9788064584	7104	R	250000	0
9788064679	7104	R	691700	258000
9788064765	7104	R	583400	0
9788064861	7104	R	330500	0
9788064867	7104	R	478100	0
9788065543	7104	R	250000	0
9788065625	7104	R	363400	0
9788065710	7104	R	358800	80600
9788065715	7104	R	403400	0
9788065810	7104	R	440800	0
9788065815	7104	R	382600	88900
9788065818	7104	R	395500	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788065903	7104	R	468300	0
9788065928	7104	R	570800	0
9788066547	7104	R	531600	14100
9788066655	7104	R	305900	0
9788066791	7104	R	396200	0
9788066796	7104	R	480500	0
9788066891	7104	R	594500	101600
9788066899	7104	R	468600	0
9788066989	7104	R	408700	0
9788066994	7104	R	346400	0
9788067518	7104	R	347500	0
9788067804	7104	R	658600	232300
9788068742	7104	R	362800	80600
9788068747	7104	R	571700	54400
9788068833	7104	R	450400	0
9788068921	7104	R	512300	0
9788068927	7104	R	383300	0
9788070468	7104	R	75000	0
9788070788	7104	R	380100	0
9788070967	7104	C	598000	0
9788071076	7104	R	452000	0
9788071082	7104	R	301100	80600
9788071166	7104	R	684900	0
9788071171	7104	R	682400	0
9788071261	7104	R	379900	0
9788071336	7104	R	439100	0
9788071341	7104	R	362800	0
9788071431	7104	R	387600	0
9788071579	7104	R	436600	0
9788071789	7104	R	470000	0
9788071809	7104	R	597200	0
9788071938	7104	R	396300	0
9788071999	7104	C	670300	0
9788072389	7104	R	382200	0
9788072489	7104	R	75000	0
9788073073	7104	R	358700	0
9788073129	7104	R	378200	0
9788073215	7104	C	408900	0
9788073339	7104	R	386700	0
9788073399	7104	R	333200	0
9788073625	7104	R	429600	0
9788073712	7104	R	471700	0
9788073784	7104	R	300100	0
9788073813	7104	R	270300	2500
9788073923	7104	R	377500	48500
9788074144	7104	R	549500	0
9788074149	7104	R	566800	0
9788074485	7104	R	200000	110000
9788074528	7104	R	304800	15000
9788074606	7104	R	304700	0
9788074607	7104	R	320300	39600

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788074613	7104	R	282000	0
9788074647	7104	R	338400	0
9788074875	7104	R	250000	0
9788074954	7104	R	407000	0
9788075014	7104	R	411000	0
9788075110	7104	R	424600	80600
9788075114	7104	R	370800	0
9788075382	7104	C	355200	0
9788075387	7104	C	355200	0
9788075537	7104	C	345100	0
9788075615	7104	R	367100	0
9788075627	7104	R	396700	0
9788075840	7104	R	323900	0
9788075878	7104	C	779000	0
9788075956	7104	C	250000	0
9788076085	7104	R	341800	0
9788076089	7104	R	387100	0
9788076184	7104	R	425500	0
9788076281	7104	R	479100	0
9788076297	7104	R	377500	0
9788076349	7104	R	413400	0
9788076557	7104	R	439700	0
9788076579	7104	R	384000	0
9788076598	7104	R	281100	0
9788076609	7104	R	422600	0
9788076841	7104	C	250000	0
9788076898	7104	C	454800	0
9788076996	7104	C	225000	0
9788077309	7104	R	662400	0
9788077598	7104	R	513700	0
9788077945	7104	C	503200	0
9788077961	7104	C	250000	0
9788078025	7104	R	415100	0
9788078122	7104	R	342500	0
9788078127	7104	C	477200	0
9788078212	7104	R	560500	13600
9788078227	7104	R	325900	80600
9788078312	7104	R	470500	0
9788078317	7104	R	415900	0
9788078401	7104	R	759800	252000
9788079612	7104	R	352900	0
9788079654	7104	R	394200	0
9788079924	7104	C	1563900	0
9788080135	7104	R	347300	0
9788080196	7104	R	365000	0
9788080582	7104	R	561400	0
9788081146	7104	R	331700	80600
9788081197	7104	R	439700	0
9788081398	7104	R	250000	0
9788081611	7104	R	661900	0
9788081760	7104	R	673600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788082157	7104	R	307600	80600
9788082287	7104	R	367600	80600
9788082383	7104	R	335300	0
9788082398	7104	R	250000	0
9788082495	7104	R	395600	0
9788082563	7104	R	674800	0
9788082585	7104	R	409200	0
9788082705	7104	R	661900	0
9788082799	7104	R	661900	0
9788083010	7104	C	611800	0
9788083254	7104	R	62500	18500
9788083799	7104	C	250000	0
9788084208	7104	R	422000	0
9788084220	7104	R	299200	0
9788084550	7104	R	341700	80600
9788084621	7104	R	758000	0
9788085212	7104	C	1912100	0
9788085299	7104	C	250000	0
9788085447	7104	R	303000	0
9788085532	7104	R	320800	0
9788085665	7104	C	250000	0
9788085827	7104	R	369900	0
9788086148	7104	C	175000	0
9788086225	7104	C	225000	0
9788086376	7104	R	291200	0
9788086391	7104	C	491200	0
9788086446	7104	R	325200	67400
9788086451	7104	R	318100	0
9788086524	7104	R	372100	0
9788086793	7104	R	592900	0
9788086901	7104	R	394300	0
9788087074	7104	C	766700	0
9788087206	7104	C	574300	0
9788087233	7104	C	250000	0
9788087651	7104	R	521800	0
9788087756	7104	R	354700	0
9788087964	7104	R	576300	101600
9788088131	7104	R	250000	0
9788088183	7104	R	353000	0
9788088330	7104	R	368400	80600
9788088425	7104	R	62500	0
9788088511	7104	R	311700	0
9788088937	7104	R	318300	0
9788089126	7104	C	225000	0
9788089368	7104	R	583700	0
9788089413	7104	R	428700	0
9788094147	7104	C	250000	0
9788095041	7104	R	455200	86000
9788095175	7104	R	754900	251200
9788096101	7104	R	377400	0
9788096126	7104	R	404765	142400

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788097023	7104	R	624500	0
9788098090	7104	R	349000	80600
9788098175	7104	R	585700	0
9788098257	7104	R	898200	0
9788098335	7104	R	898200	0
9788098475	7104	R	345000	0
9788099088	7104	R	306800	0
9788099179	7104	R	341100	0
9788099187	7104	R	430100	0
9788099432	7104	R	328800	0
9788160754	7104	R	662200	0
9788163910	7104	R	391300	0
9788164979	7104	R	250000	0
9788170605	7104	R	394800	0
9788170766	7104	R	623000	0
9788170821	7104	R	378800	0
9788170971	7104	C	2500	0
9788172051	7104	R	793000	0
9788172839	7104	R	376600	0
9788172961	7104	R	250000	0
9788172972	7104	R	556900	0
9788173734	7104	R	562500	0
9788173786	7104	R	855300	69800
9788173938	7104	R	369200	74000
9788174004	7104	R	741100	0
9788174272	7104	R	394700	0
9788174298	7104	R	360700	0
9788174353	7104	R	641400	0
9788174445	7104	R	360100	0
9788174469	7104	R	680300	0
9788174489	7104	R	428900	0
9788174518	7104	R	408100	0
9788174578	7104	R	665400	0
9788174617	7104	R	515400	0
9788174692	7104	R	442900	0
9788174796	7104	R	416800	0
9788174840	7104	R	402900	80600
9788174976	7104	R	400800	0
9788175041	7104	R	125000	0
9788175144	7104	R	75000	0
9788175147	7104	R	397000	0
9788175254	7104	R	373700	0
9788175273	7104	R	250000	0
9788175335	7104	R	362100	102600
9788175833	7104	R	725900	221300
9788176018	7104	R	62500	0
9788176148	7104	R	702900	0
9788176268	7104	R	413100	0
9788176335	7104	R	327600	0
9788176397	7104	R	418000	0
9788176410	7104	R	380400	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788176546	7104	R	765900	70600
9788176567	7104	R	284400	47500
9788176603	7104	R	817300	65900
9788176649	7104	R	826400	0
9788176706	7104	R	497800	0
9788176806	7104	R	450500	0
9788176875	7104	R	647300	0
9788177529	7104	R	353600	0
9788177684	7104	R	441000	0
9788177731	7104	R	488600	0
9788177828	7104	R	448800	0
9788177970	7104	R	393200	30000
9788178438	7104	R	820300	0
9788178456	7104	R	477500	108100
9788178482	7104	R	741400	0
9788178636	7104	R	1004000	0
9788178649	7104	R	12500	0
9788178772	7104	R	410900	68100
9788178873	7104	R	622000	0
9788178923	7104	R	275000	55000
9788178997	7104	R	758400	0
9788179279	7104	R	306700	0
9788179334	7104	R	319300	0
9788179408	7104	R	729300	0
9788179571	7104	R	806000	206000
9788179734	7104	R	621700	0
9788180213	7104	C	250000	0
9788180408	7104	C	250000	0
9788181172	7104	R	225000	0
9788181195	7104	R	12500	1500
9788181249	7104	R	534900	0
9788181540	7104	R	628900	0
9788181797	7104	C	20115400	0
9788182011	7104	R	530200	0
9788182056	7104	R	187500	22500
9788182121	7104	R	374800	25000
9788182201	7104	R	672100	0
9788182485	7104	C	775500	0
9788183185	7104	R	372400	30000
9788183200	7104	R	582500	0
9788183333	7104	R	370600	0
9788183441	7104	R	301700	0
9788184058	7104	C	250000	0
9788184062	7104	R	370800	0
9788184159	7104	R	1012500	0
9788184293	7104	R	341300	0
9788184326	7104	R	435700	0
9788184359	7104	R	447800	0
9788184570	7104	R	380000	93600
9788185040	7104	R	377300	0
9788185145	7104	C	480600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788185286	7104	R	340100	80600
9788185401	7104	R	418500	0
9788185475	7104	R	697500	0
9788185550	7104	R	338100	0
9788186003	7104	R	326000	0
9788186078	7104	R	365600	80600
9788186220	7104	R	397300	0
9788186239	7104	R	382700	0
9788186390	7104	R	407100	80600
9788186653	7104	R	380800	0
9788186725	7104	R	587500	0
9788187199	7104	R	699900	0
9788187342	7104	R	326900	0
9788187396	7104	R	375400	0
9788188186	7104	R	363300	96500
9788188254	7104	R	508200	0
9788189128	7104	R	331200	125200
9788190036	7104	R	404400	0
9788190039	7104	R	362000	0
9788190153	7104	R	313000	0
9788190423	7104	R	432100	0
9788191165	7104	R	363700	0
9788191250	7104	R	661900	0
9788191304	7104	R	522000	0
9788191382	7104	R	781500	115000
9788192107	7104	R	377000	0
9788192260	7104	R	685400	0
9788192393	7104	R	748400	-125200
9788192428	7104	R	338000	0
9788193265	7104	R	662900	0
9788193289	7104	R	873600	0
9788194394	7104	R	844300	82300
9788195118	7104	R	355200	0
9788195168	7104	R	624900	0
9788195320	7104	R	320400	0
9788195346	7104	R	844300	82300
9788195393	7104	R	342000	0
9788197407	7104	R	809000	0
9788197475	7104	R	844600	-59900
9788198469	7104	R	480200	0
9788270204	7104	R	626200	0
9788270532	7104	R	175000	125000
9788270713	7104	R	385200	0
9788270778	7104	R	404100	30000
9788271547	7104	C	1912500	0
9788280166	7104	R	386800	0
9788185989	7110	R	415500	13800
9788186795	7110	R	520000	0
9788187667	7110	R	475700	0
9788187815	7110	R	409100	0
9788187850	7110	R	381900	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788188472	7110	R	601100	0
9788188543	7110	R	446400	0
9788188970	7110	C	459100	0
9788188998	7110	C	1443700	0
9788189675	7110	R	679800	66400
9788189735	7110	R	807200	0
9788189750	7110	R	683600	64600
9788189804	7110	C	384600	0
9788189962	7110	R	479500	0
9788196232	7110	R	634200	0
9788197203	7110	R	632200	0
9788198241	7110	R	629700	0
9788199126	7110	R	523400	0
9788271872	7110	R	490800	0
9788272741	7110	R	362900	0
9788273756	7110	R	579100	0
9788273798	7110	R	442200	0
9788274495	7110	R	664700	0
9788274614	7110	R	600700	0
9788274656	7110	R	404300	0
9788274696	7110	R	425300	0
9788274841	7110	R	424000	0
9788275437	7110	R	510600	0
9788275489	7110	R	354600	0
9788275750	7110	R	639900	0
9788275796	7110	R	442900	0
9788275965	7110	R	491100	0
9788276498	7110	R	425400	0
9788276558	7110	R	390400	0
9788276574	7110	R	524800	0
9788276637	7110	R	508500	0
9788276712	7110	R	462900	0
9788276927	7110	R	432500	0
9788276997	7110	R	608100	0
9788277867	7110	R	439800	0
9788277882	7110	R	524800	0
9788278626	7110	R	591800	0
9788278708	7110	R	607600	0
9788278723	7110	R	459000	0
9788279538	7110	R	622200	0
9788279561	7110	R	650100	0
9788279667	7110	R	417300	0
9788280048	7110	R	447100	0
9788280076	7110	R	616700	0
9788280565	7110	R	365100	0
9788280621	7110	R	421000	104300
9788281139	7110	R	410000	0
9788281298	7110	R	383900	46700
9788281729	7110	R	247500	0
9788281812	7110	R	574400	0
9788281854	7110	R	686800	111000

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788281872	7110	R	383700	0
9788282055	7110	R	752300	101100
9788282459	7110	R	369100	0
9788282474	7110	R	598800	0
9788282534	7110	C	365500	0
9788282792	7110	R	375500	0
9788282823	7110	R	347200	0
9788282877	7110	R	573400	1800
9788283189	7110	R	527100	0
9788283309	7110	R	481700	0
9788283324	7110	R	447700	0
9788283599	7110	R	610300	0
9788283744	7110	R	461900	0
9788283796	7110	R	469000	0
9788283848	7110	R	431800	0
9788284456	7110	R	431500	0
9788284471	7110	R	413200	0
9788284531	7110	R	487500	0
9788284671	7110	R	494800	0
9788284749	7110	R	475900	0
9788285097	7110	R	486100	0
9788285439	7110	R	233800	0
9788285481	7110	R	417600	0
9788285669	7110	R	434900	0
9788285684	7110	R	376100	0
9788285812	7110	R	475500	0
9788286059	7110	R	397200	0
9788286211	7110	R	726000	0
9788286272	7110	R	481200	0
9788287102	7110	R	468600	0
9788287155	7110	R	777100	0
9788287284	7110	R	391300	0
9788287334	7110	R	637500	0
9788287350	7110	R	474000	0
9788288117	7110	R	441200	0
9788288159	7110	R	430300	0
9788292046	7110	R	364500	0
9788292088	7110	R	378500	0
9788293049	7110	R	365900	55000
9788293125	7110	R	417500	55000
9788294101	7110	R	386600	0
9788152524	7120	R	559000	190200
9788151266	7120	R	559000	78500
9788057249	7120	R	500300	0
9788057324	7120	R	486800	0
9788058202	7120	R	571100	0
9788059248	7120	R	648100	57300
9788059328	7120	R	648400	0
9788059344	7120	R	533000	0
9788059403	7120	R	496600	108400
9788152532	7120	R	482500	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788153315	7120	R	374600	72000
9788155918	7124	R	220000	126000
9788156781	7124	R	445500	0
9788157546	7124	R	502600	73600
9788158757	7124	R	522600	12200
9788166083	7124	R	220000	136000
9788167051	7124	R	220000	100000
9788250129	7124	R	749500	54300
9788257342	7124	R	591800	40000
9788042564	7130	R	326200	55700
9778946529	7130	R	298900	12300
9778931887	7130	R	277700	0
9778931994	7130	R	256600	5900
9778933912	7130	R	300200	0
9778933962	7130	R	394400	0
9778934952	7130	R	322200	0
9778935901	7130	R	295300	0
9778937995	7130	R	385100	0
9778938953	7130	R	361900	0
9778939990	7130	R	180000	18000
9778941081	7130	C	198000	0
9778941099	7130	C	180000	0
9778943222	7130	R	331000	0
9778943262	7130	R	283600	0
9778944224	7130	R	359900	0
9778945235	7130	R	180000	0
9778945446	7130	R	304700	0
9778945495	7130	R	285700	0
9778945577	7130	R	248800	0
9778946445	7130	R	306600	0
9778946579	7130	R	244000	0
9778947050	7130	R	390800	0
9778947228	7130	R	313200	0
9778947277	7130	R	336700	0
9778947404	7130	R	280300	0
9778947444	7130	R	327500	0
9778947494	7130	R	336900	0
9778947620	7130	R	286700	0
9778947670	7130	R	324600	0
9778948214	7130	C	198000	0
9778948250	7130	C	292800	0
9778948443	7130	R	254200	0
9778948493	7130	R	260200	0
9778948529	7130	R	328100	0
9778948568	7130	R	198500	0
9778949148	7130	R	403300	0
9778949255	7130	R	309200	-7100
9778949339	7130	R	413000	0
9778949389	7130	R	390500	0
9778949478	7130	R	393200	0
9778949640	7130	R	298700	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788032898	7130	R	266400	0
9788033837	7130	R	272900	0
9788034817	7130	R	322000	0
9788035929	7130	R	354600	0
9788035979	7130	R	295100	0
9788040058	7130	R	292200	0
9788040203	7130	R	345500	0
9788040253	7130	R	322600	0
9788040581	7130	R	398200	0
9788040641	7130	R	336400	0
9788041018	7130	R	282600	0
9788041203	7130	R	385700	0
9788041252	7130	R	330900	0
9788042037	7130	R	320900	0
9788042077	7130	R	358700	0
9788042202	7130	R	365700	0
9788042460	7130	R	296000	0
9788042477	7130	R	310100	0
9788043027	7130	R	335200	0
9788043232	7130	R	347800	0
9788043326	7130	R	358200	0
9788043431	7130	R	373400	0
9788043595	7130	R	308200	0
9788044021	7130	R	320100	0
9788044071	7130	R	311500	34900
9788044393	7130	R	332600	0
9788044397	7130	R	282400	0
9788044623	7130	R	335800	0
9788044747	7130	R	421100	0
9788044854	7130	R	426400	0
9788045189	7130	R	270300	0
9788045230	7130	R	311100	10400
9788045234	7130	R	517600	0
9788045330	7130	R	523400	0
9788045403	7130	R	348400	0
9788045418	7130	R	389400	0
9788045514	7130	R	351200	0
9788045612	7130	R	359600	0
9788046015	7130	R	293200	0
9788046087	7130	R	314500	0
9788046139	7130	R	424100	0
9788046303	7130	R	313000	0
9788046427	7130	R	284200	28300
9788046544	7130	R	334100	0
9788046630	7130	R	379300	0
9788046679	7130	R	376800	0
9788047001	7130	C	302500	0
9788047240	7130	R	259900	0
9788047365	7130	R	410100	0
9788047470	7130	R	301300	0
9788047475	7130	R	272000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788047489	7130	R	301100	0
9788047584	7130	R	376300	0
9788047589	7130	R	384400	0
9788047694	7130	R	300000	0
9788047811	7130	R	399700	27100
9788048324	7130	R	296200	0
9788048440	7130	R	395500	0
9788048701	7130	R	540800	0
9788048794	7130	R	341000	0
9788048853	7130	R	302100	0
9788049601	7130	R	375100	0
9788036965	7132	R	377500	21900
9778947925	7134	R	349500	53900
9778945945	7134	R	386000	110000
9788041807	7134	R	422500	226800
9778945844	7134	R	402700	139700
9788041917	7134	R	424300	158900
9778945130	7134	R	377200	0
9778945840	7134	R	739100	0
9778945940	7134	R	387700	0
9778947823	7134	R	484500	0
9778947930	7134	R	365000	0
9778948996	7134	R	381000	0
9778955035	7134	R	375300	0
9778955040	7134	R	400200	0
9778955086	7134	R	412500	0
9778955127	7134	R	416000	0
9778955224	7134	R	381000	0
9778956264	7134	R	358400	0
9778956420	7134	R	253900	0
9778957020	7134	R	359000	0
9778957213	7134	R	371600	0
9778957263	7134	R	347200	0
9778957528	7134	C	1780300	0
9778958485	7134	R	662700	0
9778958580	7134	R	326200	25000
9778959541	7134	R	392800	0
9788047936	7134	C	175800	0
9788048965	7134	C	1006600	0
9788051090	7134	C	125000	0
9788054150	7134	C	5006400	0
9788409880	7154	R	1338500	4300
9788501812	7154	R	539900	40000
9788513860	7154	R	818700	0
9788317155	7156	R	466500	34400
9788410004	7156	R	477700	16200
9788411324	7156	R	502000	34700
9788413211	7156	R	609200	0
9788413434	7156	R	383900	38900
9788109739	7158	R	573500	53500
9788116439	7158	R	321100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788117438	7158	R	539400	0
9788118328	7158	R	534900	0
9788128363	7158	R	583100	75000
9788204502	7158	C	5697600	0
9788205716	7158	R	150000	-76500
9788206500	7158	C	311200	0
9788212555	7158	R	983500	31200
9788215049	7158	C	879100	0
9788215699	7158	R	715200	29100
9788218399	7158	C	826500	0
9788313541	7158	C	4429800	0
9788314812	7158	R	850300	144300
9788127883	7160	R	821600	14900
9788138830	7160	R	1054400	0
9788330454	7160	R	1140500	90600
9788137958	7162	R	785100	75000
9788139908	7162	R	150000	50000
9788144208	7162	R	1324200	-39500
9788149649	7162	R	420300	0
9788240329	7162	R	936900	156300
9788241258	7162	R	781400	69300
9788242526	7162	R	864300	4200
9788245407	7162	R	795800	0
9788246792	7162	R	1130000	270100
9788246860	7162	R	826800	25200
9788333707	7162	R	1316300	175000
9788340616	7162	R	902800	0
9788342583	7162	R	691300	43400
9788342830	7162	R	933400	30400
9788791742	7170	R	693500	98100
9789503276	7170	R	895500	40000
9789507967	7170	R	1599500	27700
9789600517	7170	R	1311900	182400
9789603643	7170	R	649900	16900
9789606332	7170	R	4585000	0
9789607250	7170	R	4101300	0
9789607776	7170	R	1079700	120000
9789609471	7170	R	856700	65300
9789701200	7170	R	843300	-14300
9789701860	7170	R	837400	156500
9788383241	7172	R	763400	280000
9788385839	7172	R	588200	105000
9788386303	7172	R	886900	0
9788388370	7172	R	728000	7100
9788388589	7172	R	1003900	0
9788389705	7172	R	826000	140000
9788389770	7172	R	583200	105000
9788480518	7172	R	954400	0
9788481512	7172	R	637200	0
9788481671	7172	R	705900	98000
9788486676	7172	R	775400	140000

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788487387	7172	R	1089700	38000
9788487508	7172	R	694100	140000
9788488606	7172	R	895100	0
9788488688	7172	R	652900	116700
9788488767	7172	R	635800	81100
9788489699	7172	R	1443300	0
9788489748	7172	R	928000	0
9788495574	7172	R	175000	0
9788497769	7172	C	2779900	860700
9788586349	7172	R	1658000	158100
9788587827	7172	R	1341500	80900
9788588602	7172	R	922500	70000
9788589248	7172	R	2111100	145800
9788590084	7172	R	1189900	50100
9788590112	7172	R	1021200	122700
9788593604	7172	R	1652700	315000
9788594441	7172	R	1311000	4100
9788594592	7172	R	596000	112000
9788594680	7172	R	1233100	367600
9788595445	7172	R	392000	7000
9788596302	7172	R	965300	126800
9788597019	7172	R	1094500	69200
9788598137	7172	R	732100	0
9788687314	7172	R	105000	0
9788687501	7172	R	1352500	79100
9788687749	7172	R	2798000	471800
9788688382	7172	R	961200	17000
9788688432	7172	R	4065800	942100
9788696255	7172	R	2840700	249800
9788697289	7172	R	1385200	311200
9788699110	7172	R	1432800	552300
9788786920	7174	R	561200	0
9788787939	7174	R	1903100	140000
9788798375	7174	R	385000	105000
9788799130	7174	R	2175600	0
9788880378	7174	R	1992400	272900
9788881566	7174	R	60000	39100
9788894893	7174	R	175000	87500
9789807514	7174	R	580000	0
9789900588	7174	R	935400	0
9789901447	7176	R	180000	20000
9789917134	7176	R	382200	33200
9799013406	7176	C	614900	0
9799014406	7176	C	200000	0
9778551733	7200	R	321800	-2600
9778456292	7200	R	394100	78400
9778457114	7200	R	210000	75500
9778458198	7200	R	258100	91400
9778458990	7200	R	333500	88900
9778459103	7200	R	314600	101600
9778552923	7200	R	359300	91300

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9778555773	7200	R	332100	95700
9778447937	7200	R	369400	0
9778447951	7200	R	345800	0
9778449917	7200	R	210000	0
9778455322	7200	R	298000	0
9778455349	7200	R	356200	0
9778455970	7200	R	483700	0
9778456287	7200	R	302800	0
9778456454	7200	R	357500	0
9778456797	7200	R	309400	0
9778456961	7200	R	279000	0
9778457026	7200	R	304000	0
9778457585	7200	R	289800	0
9778457612	7200	R	465000	0
9778457675	7200	R	465000	0
9778457787	7200	R	515500	0
9778457913	7200	R	338300	0
9778458274	7200	R	451700	0
9778458361	7200	R	460900	0
9778458446	7200	R	320500	0
9778458452	7200	R	311400	0
9778458747	7200	R	544500	0
9778458798	7200	R	516200	0
9778459488	7200	R	295500	0
9778459493	7200	R	296100	0
9778459636	7200	R	361100	0
9778459711	7200	R	373800	0
9778459715	7200	R	290500	0
9778459800	7200	R	476500	0
9778459941	7200	R	457700	20500
9778465140	7200	R	449300	0
9778466132	7200	R	469700	0
9778466182	7200	R	525000	0
9778467123	7200	R	325600	0
9778467173	7200	R	304600	9400
9778468071	7200	R	496000	0
9778468088	7200	R	525400	0
9778468091	7200	R	488400	0
9778468173	7200	R	324300	0
9778468260	7200	R	410800	0
9778469012	7200	R	486600	0
9778550154	7200	R	520800	0
9778550244	7200	R	210000	0
9778550306	7200	R	372000	0
9778550311	7200	R	303900	-1900
9778550648	7200	R	371300	0
9778550663	7200	R	442500	0
9778551576	7200	R	649200	0
9778551649	7200	R	312600	26800
9778551654	7200	R	441400	0
9778551835	7200	R	483000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9778551907	7200	R	368800	0
9778551912	7200	R	316100	0
9778552686	7200	R	413000	0
9778552974	7200	R	336100	9800
9778553658	7200	R	464800	0
9778553956	7200	R	374700	0
9778554720	7200	R	462900	0
9778554926	7200	R	345300	46600
9778555701	7200	R	422500	64200
9778556775	7200	R	364800	0
9778557870	7200	R	241500	0
9778557982	7200	R	374700	0
9778560091	7200	R	210000	0
9778565001	7200	R	484300	42000
9778565094	7200	R	399900	0
9778567034	7200	C	252000	0
9778472289	7201	R	468900	0
9778474264	7201	R	477300	5500
9778477127	7201	R	504400	18500
9778294908	7202	R	421800	42700
9778295016	7202	R	537800	283000
9778296958	7202	R	566100	0
9778297365	7202	R	432800	110000
9778381733	7202	R	534100	20700
9779004717	7202	R	484500	17800
9779005871	7202	R	285000	28500
9779106926	7202	R	548100	0
9779107938	7202	R	541400	0
9779109727	7202	R	508100	0
9779112316	7202	R	683200	7200
9779112628	7202	R	865200	144400
9779116242	7202	R	526000	0
9779127350	7202	R	782100	75900
9779203569	7202	R	588900	11300
9779208139	7202	R	570900	0
9779210655	7202	R	718100	0
9779217534	7202	R	547400	20100
9779303767	7202	R	495500	9500
9779304775	7202	R	468600	10100
9778289283	7203	R	150000	60000
9778385712	7203	R	547100	0
9778387200	7203	R	458500	91100
9778397166	7203	R	494800	74900
9778472066	7203	R	460800	44700
9778473936	7203	R	510000	30000
9778477914	7203	R	567100	800
9778480819	7203	R	473200	21900
9778483176	7203	R	514100	11300
9778486372	7203	R	430600	0
9778486828	7203	R	396100	0
9778486964	7203	R	883400	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9778487133	7203	R	637100	60000
9778487848	7203	R	845300	0
9778487928	7203	R	883400	0
9778494004	7203	R	459700	57500
9778494092	7203	R	409300	14500
9778495165	7203	R	464300	0
9778497314	7203	R	414700	13300
9778497496	7203	R	108500	33000
9778498516	7203	R	508600	0
9778564704	7203	R	690700	84200
9778580528	7203	R	786600	18200
9778582734	7203	R	1090500	120100
9778583739	7203	R	763300	4600
9778587029	7203	R	1066200	24400
9778587050	7203	R	424700	98600
9778496726	7204	R	432700	0
9778585992	7204	R	490000	33800
9778680738	7204	R	483300	29600
9778680894	7204	R	515700	24800
9778681835	7204	R	801100	501100
9778687921	7204	R	240000	0
9778690209	7204	R	397600	0
9778694328	7204	R	479000	11800
9778698250	7204	R	778200	95100
9778699250	7204	R	477200	28300
9779604223	7205	R	417200	32800
9779606243	7205	R	295000	0
9779606319	7205	R	446800	56800
9779606330	7205	R	508300	29500
9779606771	7205	R	420400	25100
9779609501	7205	R	428500	24300
9778357427	7206	R	369500	0
9778358659	7206	R	441800	0
9778450583	7206	R	418800	64100
9759982519	7301	R	321300	0
9759982594	7301	R	386000	0
9759997215	7301	R	422400	0
9769090071	7301	R	352600	34500
9769095387	7301	R	341500	24900
9870718087	7303	R	604000	0
9870803128	7303	R	544100	9000
9870810097	7303	R	606400	0
9870545053	7304	R	109300	6700
9870549076	7304	R	249600	0
9769205375	7310	R	291500	0
9769206362	7310	R	356500	0
9769219152	7310	R	276100	15400
9769300859	7310	R	236200	26200
9768316623	7312	R	201200	80500
9768320444	7312	R	269500	56300
9768320689	7312	R	326600	40000

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9862350863	7317	R	331200	37100
9852969561	7318	R	265400	76700
9862064805	7318	R	110100	21100
9862359841	7318	R	605000	79800
9862690948	7318	R	593700	-2
9799675833	7320	R	424200	0
9799677257	7320	R	358900	3800
9799678794	7320	R	224900	16900
9799771002	7320	R	442200	3800
9799771148	7320	R	294600	5500
9881042443	7323	R	290500	27400
9881049806	7323	R	200000	0
0801037441	7324	R	293800	58800
0801049713	7324	R	30000	0
9891945591	7324	R	371500	0
9891954583	7324	R	453400	40800
9870535661	7327	R	206200	0
9870536627	7327	R	237800	0
9870537672	7327	R	231600	0
9870537759	7327	R	210700	0
9870538822	7327	R	235500	0
9870538892	7327	R	235300	0
9870538931	7327	R	214200	0
9870539862	7327	R	207000	0
9870539913	7327	R	220700	0
9870539983	7327	R	220000	0
9870630953	7327	R	222700	0
9870631608	7327	R	238500	0
9870631913	7327	R	220800	0
9776992673	7328	R	797800	177300
9787010415	7330	R	465400	0
9787011316	7330	R	175000	0
9787012227	7330	R	402700	0
9870710824	7331	R	903600	0
9870711607	7331	R	865200	0
9870713637	7331	R	866000	40000
9870717707	7331	R	1164600	121600
9870814922	7331	R	824000	0
9789185768	7350	R	352300	4100
9789186766	7350	R	577000	19800
9789189563	7350	R	689300	56400
9789273874	7350	R	406200	7800
9789273978	7350	R	387900	11600
9789281163	7350	R	406400	32400
9789283078	7350	R	405700	34600
9789283595	7350	R	372400	21000
9777643952	7370	R	593100	48000
9777645989	7370	R	391200	43700
9777735663	7370	R	514400	64500
9777736705	7370	R	504800	68800
9777742129	7370	R	334900	61500

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9777745164	7370	R	535700	20100
9777745435	7370	R	351500	24500
9777849280	7370	R	240000	0
9777850491	7370	R	302200	0
9777930828	7370	R	414400	0
9776596698	7375	R	468600	24300
9777203887	7375	R	424800	0
9777204071	7375	R	514900	75000
9777303143	7375	R	494000	25000
9777304136	7375	R	424800	14500
9777306206	7375	R	490200	55000
9777306390	7375	R	457500	50000
9777308420	7375	R	467000	21600
9777417148	7375	R	452400	8800
9777500338	7375	R	436300	13000
9777506696	7375	R	529400	45000
9777506941	7375	R	488600	24000
9777510168	7375	R	426600	12800
9787087762	7380	R	341600	19500
9787096113	7380	R	232000	29000
9787098136	7380	R	337800	3100
9787181808	7380	R	367000	14300
9799310861	7390	R	448800	19000
9799310970	7390	R	437800	0
9799440157	7390	R	428100	32300
9798283416	7400	R	384900	0
9798285405	7400	R	584200	32000
9798287953	7400	R	566300	17200
9798353852	7400	R	588200	0
9798355983	7400	R	626200	0
9798363989	7400	R	499200	58400
9798376130	7400	R	636200	29900
9798377160	7400	R	633000	64600
9798377389	7400	R	602000	26000
9798394063	7400	R	1232800	56200
9798397599	7400	R	825700	29900
9890378439	7401	R	1009500	121300
9890383789	7401	R	739600	80900
9890483278	7401	R	936500	320100
9787483813	7404	R	610600	33300
9787685473	7404	R	823600	31800
9787685545	7404	R	320000	0
9787698339	7404	R	972200	600
9787754037	7404	R	958500	107500
9787759595	7404	R	667400	800
9787765493	7404	R	609400	14900
9787779577	7404	R	628400	33700
9787779958	7404	R	906000	148600
9787780217	7404	R	757900	63300
9787780631	7404	R	587100	81100
9787785051	7404	R	625100	21800

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9787855232	7404	R	718300	79700
9787868382	7404	R	842900	0
9787871713	7404	R	550500	96000
9787879886	7404	R	447300	9700
9787970735	7404	R	439800	54600
9787973588	7404	R	446800	32000
9787946738	7406	R	839800	4500
9787957061	7406	R	300000	60000
9797031477	7406	R	563400	5200
9797036743	7406	R	526200	-1500
9797046989	7406	R	18800	0
9891027982	7408	R	1535100	89800
9891131057	7408	R	1493500	65800
9891133482	7408	R	581800	72700
9891215932	7408	R	92800	0
9891224261	7408	R	829100	0
9789427543	7409	R	662500	63500
9789428152	7409	R	1098200	147300
9789523354	7409	R	1103600	135100
9798136351	7410	R	1050900	0
9798231699	7410	R	1006500	69300
9799454371	7412	R	447700	24700
9799456553	7412	R	431500	26700
9799458281	7412	R	472200	0
9799551430	7412	R	451100	37235
9768075042	7413	R	791200	39200
9799665441	7414	R	387400	0
9799671555	7414	R	418300	0
9758984130	7415	R	948300	78100
9799337428	7418	R	512800	13500
9799338378	7418	R	594200	31700
9799339508	7418	R	505200	16900
9799408372	7418	R	552600	75000
9799409707	7418	R	592800	60000
9799411569	7418	R	75000	45000
9799413980	7418	R	628900	90000
9799416244	7418	R	663800	81700
9799418915	7418	R	628700	1000
9799419292	7418	R	595600	45400
9799419633	7418	R	633200	17400
9799420773	7418	R	634100	317600
9799420864	7418	R	528900	177400
9799421254	7418	R	577400	90000
9799421441	7418	R	548200	65700
9799421631	7418	R	595400	0
9799426672	7418	R	649800	28900
9799434685	7418	R	491600	33800
9799435220	7418	R	467500	-1900
9799502560	7418	R	514800	95500
9799502997	7418	R	636900	21800
9799504321	7418	R	679700	188100

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9799506528	7418	R	612000	81000
9799507521	7418	R	612100	105000
9799513876	7418	R	653800	45000
9799515272	7418	R	687100	0
9799516596	7418	R	624800	0
9799519527	7418	R	777200	33900
9799520809	7418	R	581600	0
9799522715	7418	R	645700	0
9799523326	7418	R	571300	29100
9799528760	7418	R	706100	17200
9799534827	7418	R	513400	24800
9799534907	7418	R	630100	0
9799610946	7418	R	682300	0
9799620155	7418	R	524500	82000
9778849009	7419	R	718600	15900
9778941826	7419	R	642200	0
9778942588	7419	R	602300	0
9778943776	7419	R	764300	0
9799616953	7420	R	427600	41800
9799613790	7420	R	444700	0
9799616731	7420	R	542400	85400
9799626453	7420	R	576700	49300
9799636759	7420	R	488000	0
9799636859	7420	R	482200	90800
9799641363	7420	R	500500	0
9799643794	7420	R	511900	13800
9799644029	7420	R	450900	70500
9799652047	7420	R	494500	0
9799652411	7420	R	549800	1300
9799750369	7420	R	501700	13800
9799751125	7420	R	382000	40100
9799752844	7420	R	644600	23400
9799755832	7420	R	492300	15400
9799841498	7420	R	552900	58200
9799843799	7420	R	659800	50700
9799844415	7420	R	589400	0
9799852128	7420	R	514700	0
9799856153	7420	R	552800	18400
9799857347	7420	R	595600	20600
9799867042	7420	R	534700	15400
9799867232	7420	R	669400	79600
9789780700	7421	R	39800	0
9789781663	7421	R	53000	13200
9789782716	7421	R	53000	13200
9789785726	7421	R	53000	13200
9789794348	7421	R	212000	172200
9789795450	7421	R	212000	145700
9789797037	7421	R	66300	26500
9789797853	7421	R	66300	26500
9789890111	7421	R	31800	0
9880605967	7421	R	694400	31400

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9880707267	7421	R	554000	7600
9880707930	7421	R	444900	26500
9880717290	7421	R	871000	43800
9880629273	7423	R	645300	300
9880811789	7423	R	1351700	154100
9880820240	7423	R	1242200	152900
9880822213	7423	R	62500	0
9880045634	7424	R	707200	0
9880047449	7424	R	823400	12600
9880048688	7424	R	760900	31300
9880053229	7424	R	720300	0
9880054477	7424	R	637200	25200
9880057247	7424	R	814200	51400
9880058321	7424	R	732800	0
9880059071	7424	R	765400	0
9880141766	7424	R	943500	87500
9880143695	7424	R	688600	8600
9880145363	7424	R	636400	0
9880145635	7424	R	702800	0
9880145753	7424	R	744200	0
9880145990	7424	R	682300	0
9880146343	7424	R	866000	0
9880150436	7424	R	744700	10700
9880156073	7424	R	714400	0
9880156212	7424	R	706700	24500
9880159147	7424	R	735000	33000
9880240384	7424	R	734400	0
9880240782	7424	R	706200	62600
9880243737	7424	R	673800	0
9880243834	7424	R	651900	0
9880243901	7424	R	639100	0
9880250124	7424	R	699000	10400
9880250191	7424	R	645300	-800
9880251069	7424	R	629700	23500
9799392199	7426	R	738100	0
9799394262	7426	R	535100	21800
9799395188	7426	R	738300	26000
9799396178	7426	R	249400	12400
9890404894.002	7426	R	417700	0
9890510964	7426	R	636500	0
9890520102	7426	R	532400	39400
9759789675	7427	R	489500	21300
9759882917	7427	R	546100	0
9789025598	7430	R	423200	67500
9789010726	7430	R	383400	0
9789011514	7430	R	503500	0
9789011820	7430	R	393600	0
9789011967	7430	R	406900	0
9789012508	7430	R	382200	0
9789012813	7430	R	436500	0
9789013622	7430	R	511100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789013818	7430	R	449200	0
9789013991	7430	R	480900	0
9789014626	7430	R	415600	0
9789014689	7430	R	456700	0
9789015968	7430	R	380700	0
9789016736	7430	R	473000	0
9789018807	7430	R	523300	0
9789018980	7430	R	539100	0
9789019807	7430	R	559700	0
9789019991	7430	R	468400	0
9789020285	7430	R	403600	0
9789021389	7430	R	441400	0
9789021551	7430	R	463700	56400
9789022044	7430	R	372300	0
9789022228	7430	R	441300	0
9789022866	7430	R	690900	0
9789022908	7430	R	418100	0
9789022942	7430	R	403300	0
9789023037	7430	R	433800	0
9789023588	7430	R	397900	0
9789023655	7430	R	520600	0
9789023709	7430	R	428600	0
9789023732	7430	R	424600	0
9789024183	7430	R	410900	56700
9789024318	7430	R	457800	0
9789024511	7430	R	496800	0
9789024982	7430	R	444500	0
9789025177	7430	R	408600	0
9789025423	7430	R	399100	0
9789025485	7430	R	390700	0
9789025696	7430	R	421400	0
9789025752	7430	R	407500	0
9789025820	7430	R	447400	0
9789026072	7430	R	444900	27300
9789026271	7430	R	407500	0
9789026499	7430	R	424300	0
9789027075	7430	R	398700	0
9789027265	7430	R	499100	0
9789027973	7430	R	401500	51500
9789028069	7430	R	493700	0
9789028259	7430	R	423500	0
9789028597	7430	R	394600	0
9789028689	7430	R	450300	0
9789028756	7430	R	414400	50000
9789028823	7430	R	407000	0
9789029154	7430	R	478700	0
9789029352	7430	R	413800	0
9789029691	7430	R	391700	0
9789033163	7430	C	25000	0
9789111996	7430	R	546100	0
9789120158	7430	R	455100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789120346	7430	R	437300	0
9789120663	7430	R	442500	0
9789120779	7430	R	335000	0
9789120930	7430	R	464500	0
9789121207	7430	R	250000	50000
9789121441	7430	R	531900	0
9789121636	7430	R	450900	0
9789121699	7430	R	387600	0
9789122295	7430	R	386100	0
9789122395	7430	R	443700	0
9789123011	7430	R	410500	0
9789123540	7430	R	532500	0
9789123727	7430	R	369000	0
9789123799	7430	R	382000	0
9789123934	7430	R	500300	0
9789123962	7430	R	414600	0
9789124192	7430	R	546200	0
9789124315	7430	R	407000	0
9789124544	7430	R	432700	0
9789124862	7430	R	469600	0
9789125176	7430	R	250000	0
9789125191	7430	R	510500	0
9789125319	7430	R	424800	0
9789125517	7430	R	411100	0
9789125670	7430	R	391500	0
9789125836	7430	R	356600	0
9789125899	7430	R	374100	0
9789126198	7430	R	469700	0
9789126477	7430	R	250000	0
9789126643	7430	R	378300	0
9789126980	7430	R	436500	0
9789127292	7430	R	513500	0
9789127560	7430	R	486000	0
9789127580	7430	R	488900	0
9789127625	7430	R	396400	0
9789127679	7430	R	395100	14200
9789127981	7430	R	471100	0
9789128297	7430	R	482700	0
9789128593	7430	R	411200	0
9789128750	7430	R	327300	0
9789128969	7430	R	361300	0
9789129279	7430	R	423300	0
9789129577	7430	R	414700	0
9789129723	7430	R	387900	0
9789129795	7430	R	361400	0
9789138295	7430	R	361500	0
9789138357	7430	R	350000	0
9789138599	7430	R	508900	0
9789139082	7430	R	462500	37600
9789139112	7430	R	442900	0
9789139128	7430	R	294100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789139328	7430	R	508900	0
9789139387	7430	R	397900	0
9789139599	7430	R	340000	0
9789220373	7430	R	403000	0
9789220661	7430	R	416600	0
9789220768	7430	R	351000	0
9789221365	7430	R	437700	0
9789221664	7430	R	459100	0
9789221830	7430	R	414800	0
9789222369	7430	R	411400	0
9789222657	7430	R	430900	0
9789222803	7430	R	390400	0
9789222876	7430	R	343300	0
9789223453	7430	R	461200	0
9789223733	7430	R	400900	0
9789223891	7430	R	418900	0
9789223931	7430	R	399600	0
9789224952	7430	R	526400	0
9789225515	7430	R	669800	0
9789230189	7430	R	388400	0
9789230387	7430	R	370800	0
9789230579	7430	R	373300	0
9789231014	7430	R	392400	0
9789231186	7430	R	346600	0
9789231283	7430	R	405300	0
9789231347	7430	R	478400	0
9789231683	7430	R	488000	0
9789232008	7430	R	356500	0
9789232328	7430	R	337400	0
9789232585	7430	R	491600	0
9789233143	7430	R	346000	0
9789233253	7430	R	368000	0
9789233336	7430	R	536600	0
9789233538	7430	R	413300	0
9789234137	7430	R	345000	0
9789234307	7430	R	373200	0
9789234377	7430	R	417300	0
9789234517	7430	R	419000	0
9789234596	7430	R	575300	0
9789235090	7430	R	483600	0
9789235231	7430	R	416900	0
9789235358	7430	R	546200	0
9789235557	7430	R	398200	0
9789236212	7430	R	351100	0
9789236296	7430	R	400800	0
9789236326	7430	R	397500	0
9789236547	7430	R	454600	0
9789237308	7430	R	391100	0
9789237385	7430	R	392200	0
9789237506	7430	R	477200	0
9789237555	7430	R	401700	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789238039	7430	R	473100	0
9789238565	7430	R	419900	0
9789239142	7430	R	489200	0
9789239434	7430	R	357300	0
9789239576	7430	R	539100	0
9789330126	7430	R	390400	0
9789330305	7430	R	411200	0
9789330413	7430	R	250000	0
9789330574	7430	R	545700	0
9789331108	7430	R	355800	0
9789331281	7430	R	470200	0
9789331338	7430	R	461900	0
9789331564	7430	R	492100	0
9789332253	7430	R	385000	0
9789333226	7430	R	364200	0
9789333289	7430	R	425500	0
9789333585	7430	R	258200	0
9789333604	7430	R	339300	0
9789333684	7430	R	340900	0
9789333810	7430	C	62500	0
9789333880	7430	C	62500	0
9789334597	7430	R	459100	0
9789335717	7430	R	713600	0
9789335808	7430	R	790500	0
9872104767	7433	R	646000	0
9789119081	7435	R	475300	0
9789214023	7435	R	554200	45000
9789220193	7435	R	614600	0
9789311639	7435	R	225000	123700
9789326302	7435	R	579400	13900
9779812453	7438	R	746900	30000
9779817698	7438	R	710500	30000
9779821180	7438	R	871800	0
9779825838	7438	R	876700	102500
9779827574	7438	R	740300	41300
9779839306	7438	R	642500	0
9779920104	7438	R	774800	28600
9779922471	7438	R	300000	30000
9779922882	7438	R	712300	15100
9779922945	7438	R	639100	100100
9779924534	7438	R	866400	48400
9779924751	7438	R	630400	180400
9779932313	7438	R	589500	0
9779941115	7438	R	684200	18500
9861042548	7439	R	1145500	87700
9789641720	7440	R	628800	0
9789648132	7440	R	814800	0
9789659081	7440	R	683900	74000
9789742157	7440	R	666100	0
9789743267	7440	R	768900	0
9789743432	7440	R	625600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9799899962	7441	R	150000	0
9890900056	7441	R	150000	30000
0802004116	7442	R	1247400	120000
9789724957	7445	R	895700	14800
9789737040	7445	R	880700	69300
9789739468	7445	R	768900	83600
9789821559	7445	R	964000	0
9789824727	7445	R	656400	58800
9789834188	7445	R	715000	71000
9789839303	7445	R	400000	15000
9789923891	7445	R	603200	0
9789924945	7445	R	553800	89000
9882882387	7446	R	455300	9700
9882884430	7446	R	547700	0
9882887209	7446	R	867800	74400
9882244735	7448	R	711400	0
9890572651	7449	R	1894700	135600
9890573852	7449	R	1417500	0
9890575623	7449	R	1155400	0
9890579648	7449	R	1189300	0
9890582453	7449	R	1020100	143100
9890583758	7449	R	1187800	0
9890676090	7449	R	981200	182800
9890677551	7449	R	1043300	77000
9890685824	7449	R	1401500	78900
9890784360	7449	R	979000	209900
9890359018	7450	R	746100	0
9890413973	7450	R	611400	0
9890415827	7450	R	411100	2600
9890417817	7450	R	470500	8600
9890418453	7450	R	448300	102300
9890418985	7450	R	440400	47200
9890419641	7450	R	396800	23400
9890423083	7450	R	626500	0
9890433532	7450	R	739400	0
9890443691	7450	R	840400	0
9890443718	7450	R	839300	0
9890444665	7450	R	591800	12200
9890511557	7450	R	445800	-6700
9890526410	7452	R	906700	0
9890617949	7452	R	854800	12300
9890620320	7452	R	856200	12500
9890620665	7452	R	1266000	105000
9890620990	7452	R	1000700	200000
9870723610	7453	R	327200	26500
9880957865	7455	R	727000	0
9890052561	7455	R	1281400	0
9890057523	7455	R	1045300	0
9890066135	7455	R	765200	0
9890150762	7455	R	1435600	0
9890165233	7455	R	358800	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9890169123	7455	R	807100	40300
9870928945	7457	R	633500	10300
9880021944	7457	R	597200	8100
9880023964	7457	R	730600	26000
9880033170	7457	R	543000	0
9880037888	7457	R	673100	0
9880135196	7457	R	560000	0
9880138145	7457	R	651500	0
9880140281	7457	R	611400	103800
9880220917	7457	R	606400	0
9880233515	7457	R	537800	21400
9880233710	7457	R	608200	0
9789462868	7458	R	742400	0
9789477597	7460	R	350000	0
9789478606	7460	R	799800	0
9789585323	7460	R	827500	69100
9789683991	7462	R	964900	0
9789693150	7462	R	882800	16900
9789697008	7462	R	1049400	0
9789497774	7464	R	540500	18600
9789499193	7464	R	611700	45000
9789596428	7464	R	468400	56800
9789596847	7464	R	662900	28800
9789598620	7464	R	478700	1300
9789598734	7464	R	615900	134900
9880307330	7464	R	538500	9200
9880400746	7464	R	499000	47800
9880404056	7464	R	507000	66300
9880409439	7464	R	532800	0
9880501756	7464	R	504300	20000
9880503205	7464	R	472500	0
9880503505	7464	R	521600	0
9880504358	7464	R	536900	25700
9880506542	7464	R	488300	500
9880506741	7464	R	504400	25800
9880507667	7464	R	521900	29800
9880507776	7464	R	518200	21700
9880509875	7464	R	560100	24500
9880518057	7464	R	513300	39300
9880601873	7464	R	557900	20400
9880610009	7464	R	445000	5800
9880610028	7464	R	592400	43900
9880323252	7466	R	842700	60700
9880412433	7466	R	942000	120000
9880330059	7468	R	650700	39100
9880331037	7468	R	587600	17300
9880334654	7468	R	629300	0
9880337547	7468	R	613900	0
9880338268	7468	R	645600	0
9880430653	7468	R	621100	0
9880438281	7470	R	556300	62800

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9880535363	7470	R	518400	0
9880535971	7470	R	554300	0
9880538268	7470	R	577100	44500
9880540667	7470	R	539500	26300
9880556119	7470	R	504900	7300
9880556456	7470	R	564300	0
9880556578	7470	R	536700	0
9880559415	7470	R	653700	0
9880620973	7470	R	588900	7800
9880630044	7470	R	547800	4100
9880631156	7470	R	617800	62000
9880632423	7470	R	622800	0
9880637911	7472	R	734700	27200
9880724960	7472	R	737300	82100
9880736288	7472	R	574000	0
9880758121	7472	R	875500	101000
9880834233	7472	R	762500	15300
9880835832	7472	R	1143900	107800
9880839987	7472	R	560700	60000
9880847380	7472	R	872700	0
9880852486	7472	R	1132900	133100
9880941943	7472	R	540800	60000
9880943776	7472	R	564900	70200
9777699386	7480	R	885100	38900
9777699495	7480	R	965900	6500
9777790936	7480	R	799800	0
9777797770	7480	R	835600	27700
9777799210	7480	R	655900	19700
9777891224	7480	R	689500	0
9777891331	7480	R	651900	23300
9777891684	7480	R	693100	0
9777892564	7480	R	634700	0
9777894175	7480	R	641500	0
9777896335	7480	R	714900	49000
9777991375	7480	R	767400	0
9778906612	7483	R	695300	30000
9778907016	7483	R	658100	400
9778909398	7483	R	655700	0
9778909654	7483	R	746100	0
9787093991	7483	R	679700	2900
9787095823	7483	R	622600	10900
9787096919	7483	R	754700	21600
9788002634	7483	R	270000	30000
9788004067	7483	R	569700	-10200
9787273665	7485	R	1030400	50400
9787288118	7485	R	799500	0
9787326977	7487	R	894200	77500
9787423711	7487	R	497100	30000
9787425715	7487	R	288000	0
9799298411	7490	R	551800	5400
9799390632	7490	R	642200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9890208044	7490	R	593000	0
9890214285	7490	R	583200	0
9890216722	7490	R	595000	0
9890218824	7490	R	564400	8700
9890310007	7490	R	580400	0
9890314017	7490	R	687800	8400
9789787687	7492	R	832800	217500
9789788397	7492	R	808600	96800
9789880598	7492	R	700200	83300
9789886206	7492	R	2408400	212200
9789887937	7492	R	872600	0
9789893381	7492	R	727900	20700
9789971607	7492	R	2282600	270300
9789971840	7492	R	2077600	570000
9789971963	7492	R	2421400	190000
9789979097	7492	R	916000	0
9789987551	7492	R	2540700	474200
9789995378	7492	R	2959400	380000
9799056948	7492	R	562800	206800
9799068683	7492	R	740000	0
9799072948	7492	R	866900	-89100
9799073207	7492	R	652300	17600
9799075121	7492	R	602500	43500
9799075430	7492	R	738800	42200
9799075795	7492	R	755800	0
9799076221	7492	R	852600	0
9799080664	7492	R	2402400	357700
9799081762	7492	R	2161900	568000
9799084632	7492	R	773600	25800
9799087296	7492	R	725700	23000
9799170097	7492	R	713400	23200
9799174619	7492	R	610100	120300
9799175638	7492	R	634400	14300
9799191128	7492	R	435000	130500
9799193133	7492	R	902900	162600
9799194517	7492	R	1125700	156400
9880806742	7492	R	636900	43500
9880808307	7492	R	738500	46400
9880900380	7492	R	713900	0
9880902663	7492	R	856100	0
9880910400	7492	R	976800	141100
9890000384	7492	R	2263100	950000
9890007684	7492	R	740300	126300
9890106439	7492	R	1072600	56500
9890107574	7492	R	1063000	110900
9890109512	7492	R	720500	40800
9890111474	7492	R	873200	77400
9890113679	7492	R	689700	72600
9890114107	7492	R	801400	48400
9890114219	7492	R	940800	102000
9890119052	7492	R	804700	104400

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9890214760	7492	R	722300	11300
9799492642	7494	R	570600	0
9890403214	7494	R	553400	0
9890404238	7494	R	644300	0
9890406301	7494	R	575400	0
9890414139	7494	R	538300	0
9890416026	7494	R	731500	64900
9799161636	7496	R	663800	115300
9799176375	7496	R	650600	25700
9789465168	7498	R	948500	38400
9789465323	7498	R	919700	0
9789465417	7498	R	996400	0
9789562238	7498	R	873000	103400
9789565809	7498	R	856200	0
9789567887	7498	R	777200	20800
9789571213	7498	R	991900	0
9789572314	7498	R	1177400	-100
9789575231	7498	R	930600	59500
9789575579	7498	R	1071300	0
9789675663	7498	R	1100600	4300
9789762856	7498	R	754900	0
9789765535	7498	R	760700	23300
9789766591	7498	R	1059300	0
9789768794	7498	R	790300	90700
9789769829	7498	R	720500	90000
9789771351	7498	R	718700	27100
9789772104	7498	R	1216900	161900
9789775318	7498	R	865200	6600
9789850744	7498	R	833300	0
9789852469	7498	R	893700	85100
9789852724	7498	R	798700	29600
9789861178	7498	R	805800	133000
9789942987	7498	R	861000	0
9789951679	7498	R	853200	0
9789952475	7498	R	831600	60600
9789954272	7498	R	995400	0
9789957204	7498	R	774600	23100
9789961846	7498	R	591800	92000
9798540816	7499	R	720400	88500
9798551140	7499	R	580700	0
9798655530	7499	R	623900	8400
9798669091	7499	R	830300	45200
9798760891	7499	R	986600	9900
9798566436	7500	R	1499500	87100
9798661493	7500	R	1291600	62700
9798662474	7500	R	1162000	62400
9798674055	7500	R	1246200	0
9798675097	7500	R	1305100	0
9798765823	7500	R	1953700	-81400
9798778119	7500	R	12000	6000
9850823689	7502	R	1790700	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9850827174	7502	R	1700100	66000
9850829673	7502	R	1780900	-84400
9850835145	7502	R	2043100	0
9850908273	7502	R	3114000	497500
9850939251	7502	R	2297100	0
9798462350	7505	R	1265800	31700
9798471387	7505	R	1467700	105900
9798475318	7505	R	967800	26000
9798484769	7505	R	1230000	35000
9799628072	7505	R	1591300	193900
9799638049	7505	R	1381100	0
9799712508	7505	R	3553900	-3800
9799716853	7505	R	1689500	79000
9799723424	7505	R	1596300	0
9799728680	7505	R	711000	0
9799730095	7505	R	1570200	98700
9799739635	7505	R	1024500	0
9799745135	7505	R	1269500	214700
9799820307	7505	R	1860800	260000
9799821334	7505	R	1909000	0
9799822196	7505	R	2108000	43300
9799832900	7505	R	950100	0
9768977658	7506	R	1164700	9800
9768989602	7506	R	1033700	0
9768990257	7506	R	1238300	77300
9768996360	7506	R	487500	33400
9778084129	7506	R	1164900	47000
9787351698	7507	R	1712600	0
9787352708	7507	R	2009100	0
9787353892	7507	R	1623300	141200
9787354700	7507	R	1701700	110100
9787355338	7507	R	1643400	0
9787360181	7507	R	2430500	111800
9787362110	7507	R	600000	60000
9862611999	7508	R	469800	-30700
9892347072	7510	R	1381600	0
9788860821	7520	R	1490400	159300
9788873151	7520	R	1282800	54200
9788874215	7520	R	1183200	195200
9788877172	7520	R	1603000	56600
9870956978	7524	R	904900	0
9870969068	7524	R	943300	0
9870969760	7524	R	937600	0
9788749341	7525	R	1100000	58700
9788831764	7525	R	1318400	117800
9788835278	7525	R	2194400	182900
9788835610	7525	R	1185800	206300
9788838742	7525	R	1202300	197000
9788850698	7525	R	980800	55600
9788858707	7525	C	3035300	190000
9788921458	7525	R	1006000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788921639	7525	R	1130700	0
9788924622	7525	R	790000	29905
9788924778	7525	R	614000	61400
9788926700	7525	R	921300	0
9788937186	7525	R	862500	0
9788938339	7525	R	826600	76900
9788951794	7525	R	4606100	460500
9789502466	7528	R	1110000	60200
9789503322	7528	R	370000	111000
9798165875	7530	R	2324100	94700
9798191929	7530	R	2628400	445600
9788968588	7530	C	400000	0
9788969331	7530	C	340000	0
9788977537	7530	R	2800400	0
9798060273	7530	C	340000	0
9798060639	7530	C	400000	0
9798061863	7530	C	400000	0
9798062368	7530	C	400000	0
9798062663	7530	C	400000	0
9798063116	7530	C	340000	0
9798063947	7530	R	2092200	0
9798065172	7530	R	663500	0
9798065356	7530	R	735900	0
9798065565	7530	R	767100	0
9798065784	7530	R	684900	0
9798066828	7530	R	829000	0
9798067131	7530	R	526400	0
9798067465	7530	R	1133700	0
9798068077	7530	R	475500	0
9798069411	7530	R	1218400	0
9798069821	7530	R	1058500	0
9798070178	7530	R	1072600	0
9798070358	7530	R	1317600	0
9798070576	7530	R	1021600	0
9798070679	7530	R	1282400	0
9798070862	7530	R	899500	0
9798070985	7530	R	1329200	0
9798071069	7530	R	1127700	0
9798072498	7530	R	1000300	0
9798073185	7530	R	826800	0
9798073622	7530	R	938800	0
9798073877	7530	R	797700	0
9798073954	7530	R	839900	0
9798074345	7530	R	712300	0
9798074573	7530	R	764600	0
9798075659	7530	R	2199000	0
9798076007	7530	R	704700	0
9798076789	7530	R	1147100	0
9798076969	7530	R	775600	0
9798077060	7530	R	993100	0
9798077412	7530	R	2433200	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9798078302	7530	R	1798500	0
9798078944	7530	R	728100	0
9798079563	7530	R	1145500	0
9798082040	7530	R	919400	0
9798083362	7530	C	31300	0
9798084188	7530	C	243800	0
9798084968	7530	C	22400	0
9798085045	7530	R	670100	0
9798086481	7530	R	1711600	0
9798087238	7530	R	865200	0
9798087585	7530	R	929500	0
9798088194	7530	R	400000	0
9798088777	7530	R	813100	0
9798088852	7530	R	1023900	0
9798089380	7530	R	646500	0
9798089925	7530	R	1190600	0
9798093396	7530	R	1414600	0
9798095053	7530	C	1	0
9798096542	7530	C	677900	0
9798097016	7530	R	1058500	0
9798098870	7530	C	40000	0
9798099152	7530	R	1240200	0
9798099909	7530	R	962200	0
9798152959	7530	R	638900	0
9798153002	7530	R	537600	0
9798153151	7530	R	531800	0
9798153270	7530	R	477700	0
9798153482	7530	C	298000	0
9798154180	7530	C	500	0
9798154193	7530	C	2500	0
9798160031	7530	R	1408200	0
9798160357	7530	R	1541000	0
9798160733	7530	R	833500	0
9798161486	7530	R	1905300	0
9798161949	7530	R	693400	0
9798162658	7530	R	966500	0
9798163901	7530	R	769900	0
9798164116	7530	R	1069500	0
9798165021	7530	R	577000	0
9798165459	7530	R	809300	0
9798165657	7530	R	888200	0
9798166339	7530	R	955700	0
9798167277	7530	R	576300	0
9798168117	7530	C	2000	0
9798168425	7530	R	590700	0
9798168613	7530	R	1147800	0
9798168737	7530	R	487200	0
9798168951	7530	R	492400	0
9798170008	7530	R	868000	0
9798170266	7530	R	1153300	0
9798170754	7530	R	801400	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9798172180	7530	R	657600	0
9798172284	7530	R	710500	0
9798172389	7530	R	917900	0
9798172596	7530	R	1175500	0
9798172732	7530	R	1192000	0
9798175081	7530	R	892700	0
9798175177	7530	R	901400	136400
9798175393	7530	R	2490700	0
9798176409	7530	R	1960100	0
9798176615	7530	R	743400	0
9798176810	7530	R	1229300	0
9798176916	7530	R	643700	0
9798178058	7530	R	773500	0
9798178267	7530	R	601300	0
9798178476	7530	R	556000	0
9798178664	7530	R	571500	0
9798178779	7530	R	587200	0
9798178984	7530	R	1020400	0
9798180476	7530	R	939200	0
9798181171	7530	R	751200	0
9798181611	7530	R	714800	0
9798181755	7530	R	745700	0
9798181970	7530	R	1074300	0
9798182384	7530	R	1683500	0
9798183015	7530	R	1382400	0
9798183583	7530	R	758400	0
9798184226	7530	R	705800	0
9798185443	7530	R	731800	0
9798185629	7530	R	1024100	0
9798185807	7530	R	963800	0
9798186101	7530	R	548500	0
9798187149	7530	R	832200	0
9798187419	7530	R	875500	0
9798188698	7530	R	569100	0
9798189101	7530	R	660700	0
9798189425	7530	R	505800	0
9798189806	7530	R	629500	0
9798189918	7530	R	507900	0
9798190527	7530	R	796400	0
9798190678	7530	R	1201400	0
9798191810	7530	R	400000	80000
9798192155	7530	R	968800	0
9798192383	7530	R	1327700	0
9798193516	7530	R	1336300	0
9798193778	7530	R	1080900	0
9798193939	7530	R	718700	0
9798195161	7530	R	1565700	0
9798196388	7530	R	749000	0
9798196797	7530	R	841100	0
9798196987	7530	R	1119900	0
9798197600	7530	R	712000	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9798199124	7530	R	522000	0
9798199346	7530	R	520700	0
9798199671	7530	R	240000	0
9798290892	7530	R	445700	0
9798290992	7530	R	446400	0
9799009139	7530	R	694900	0
9799009355	7530	R	636200	150400
9799009540	7530	R	854800	0
9799009645	7530	R	916000	0
9799009860	7530	R	779200	134900
9799009955	7530	R	815500	0
9799019155	7530	C	500000	0
9799101794	7530	R	833300	0
9799102220	7530	R	973600	0
9799102426	7530	R	824000	0
9799102600	7530	R	910400	0
9799102900	7530	R	833900	0
9799102985	7530	R	791900	0
9799103198	7530	R	1175600	0
9799104973	7530	R	1050100	0
9799105697	7530	R	1635200	0
9799106196	7530	R	1022200	0
9799106869	7530	R	772900	0
9799107381	7530	R	918000	0
9799108520	7530	C	4000	0
9799108721	7530	R	756200	0
9799108815	7530	R	736500	0
9799109665	7530	R	1410000	0
9799109854	7530	R	1043200	0
9799112142	7530	R	1073400	0
9799113172	7530	R	885700	0
9799114172	7530	R	400000	0
9799200013	7530	R	476600	0
9799200251	7530	R	812100	0
9799200453	7530	R	889200	0
9799201633	7530	R	681300	0
9799201824	7530	R	636100	0
9799210106	7530	R	1062100	0
9799212360	7530	C	3600	0
9788789881	7532	R	877800	96200
9788987416	7532	R	797500	40000
9788990859	7532	R	666200	69600
9788897084	7534	R	515400	0
9788983999	7534	R	438100	52400
9788990691	7534	R	497000	0
9788991638	7534	R	587300	0
9789908969	7536	R	1747200	50000
9799001058	7536	R	1055500	89900
9789526966	7540	R	1023400	0
9789531525	7540	R	967400	131300
9789533391	7540	R	767700	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789620975	7540	R	627600	117800
9890239379	7550	R	1356000	0
9890246809	7550	R	1140600	0
9890247331	7550	R	1343000	27600
9890334414	7550	R	1131000	44900
9890346403	7550	R	851600	0
9890347415	7550	R	1104700	0
9890352667	7550	R	1156600	0
9890018934	7552	R	1368900	105300
9890028741	7552	R	1085800	0
9890125810	7552	R	1149300	88800
9890133382	7552	R	970100	33700
9890139450	7552	R	1255600	121300
9890226701	7552	R	1061900	0
9767659195	7562	R	435900	48400
9767736010	7562	R	1036500	111600
9777516691	7564	R	1529800	125300
9788703688	7568	R	1194500	40000
9788902673	7568	R	636700	-51400
9787489955	7568	R	734900	0
9787498164	7568	R	653700	40000
9787498355	7568	R	673100	0
9787498590	7568	R	680300	0
9787498751	7568	R	722100	0
9787498889	7568	R	669000	0
9787582858	7568	R	773000	0
9787583756	7568	R	400000	0
9787584641	7568	R	957400	0
9787585900	7568	R	726100	0
9787586458	7568	R	773200	0
9787586743	7568	R	604100	0
9787588810	7568	R	730400	0
9787589229	7568	R	944500	0
9787589925	7568	R	771800	0
9787590199	7568	R	646200	0
9787591336	7568	R	741100	0
9787591592	7568	R	642500	0
9787591791	7568	R	814600	0
9787591838	7568	R	619000	0
9787593032	7568	R	549900	0
9787593198	7568	R	682400	0
9787593386	7568	R	642800	0
9787594589	7568	R	5000	0
9787594658	7568	R	760000	0
9787594827	7568	R	598900	0
9787596053	7568	R	998700	0
9787596463	7568	R	1787800	0
9787596876	7568	R	1487500	0
9787597208	7568	R	1110400	0
9787598468	7568	R	1382500	0
9787598834	7568	R	1644100	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9787599221	7568	R	2814000	0
9787599544	7568	R	1629600	0
9787599606	7568	R	1800800	0
9787599817	7568	R	753100	0
9787680637	7568	R	844300	0
9787680638	7568	R	1232600	0
9787681004	7568	R	1065300	0
9787681481	7568	R	1077600	0
9787681516	7568	R	937700	0
9787682122	7568	R	1049000	0
9787683216	7568	R	1180100	0
9787690774	7568	R	1039800	0
9787691412	7568	R	256000	0
9787692488	7568	C	110100	0
9787790966	7568	R	2859600	0
9787797356	7568	R	674900	0
9787797566	7568	R	816400	0
9787797876	7568	R	741400	0
9787798722	7568	R	799300	0
9787890212	7568	R	80000	0
9787890403	7568	R	649900	0
9787890568	7568	R	699600	0
9787890832	7568	R	717400	0
9787892633	7568	R	602000	0
9787892829	7568	R	590400	0
9787894624	7568	R	784400	0
9787894935	7568	R	745100	0
9787895323	7568	C	3700	0
9787895537	7568	C	320000	0
9787895697	7568	R	667300	0
9787895988	7568	R	681800	0
9787897760	7568	R	1000500	0
9787897831	7568	R	16000	0
9787897941	7568	R	870600	0
9787899702	7568	R	692200	0
9787990666	7568	R	598500	0
9787991887	7568	R	632800	0
9788408171	7568	R	728300	0
9788408346	7568	R	713300	138900
9788500491	7568	R	482700	0
9788501059	7568	R	630100	0
9788502481	7568	R	608800	0
9788503086	7568	R	1031300	0
9788504575	7568	R	695400	0
9788505379	7568	R	660900	0
9788507079	7568	R	1874400	0
9788507169	7568	R	819600	0
9788508085	7568	R	682300	0
9788508644	7568	R	771200	0
9788600383	7568	R	675300	0
9788600629	7568	R	1006500	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788600686	7568	R	60000	0
9788602001	7568	R	795400	0
9788602771	7568	R	552700	0
9788603421	7568	R	802500	0
9788605537	7568	R	721600	0
9788605850	7568	R	623600	0
9788606352	7568	R	619500	0
9788607523	7568	R	664500	0
9788607874	7568	R	605200	0
9788700658	7568	R	765400	0
9788700933	7568	R	644000	0
9788704439	7568	R	1210000	0
9788704813	7568	R	597700	0
9788706232	7568	R	1064200	0
9788706478	7568	R	630200	0
9788706689	7568	R	838500	0
9788707085	7568	R	655600	0
9788707390	7568	R	745200	0
9788707779	7568	R	200000	100000
9788708542	7568	R	650500	0
9788709254	7568	R	690500	0
9788709621	7568	R	496000	12800
9788709972	7568	R	838200	0
9788713000	7568	R	320000	0
9788714018	7568	R	455000	0
9788716022	7568	R	576700	0
9788718008	7568	R	648300	0
9788719156	7568	R	638300	0
9788800065	7568	R	762600	0
9788800390	7568	R	829400	0
9788801194	7568	R	999900	0
9788801559	7568	R	1063200	0
9788801766	7568	R	609200	0
9788802152	7568	R	736800	0
9788802466	7568	R	783600	0
9788802674	7568	R	806500	0
9788802914	7568	R	948000	0
9788803273	7568	R	721000	0
9788803956	7568	R	760500	0
9788804047	7568	R	707900	0
9788805359	7568	R	710300	0
9788805615	7568	R	864900	0
9788805693	7568	R	4000	0
9788805899	7568	R	795300	0
9788806190	7568	R	658000	0
9788806234	7568	R	1030700	0
9788806685	7568	R	976100	0
9788807409	7568	R	300000	0
9788807899	7568	R	734000	0
9788808440	7568	R	696300	0
9788808695	7568	R	726700	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788809032	7568	R	861000	0
9788809294	7568	R	200600	0
9788812198	7568	R	794900	0
9788815065	7568	R	679000	0
9788815371	7568	R	848600	0
9788817066	7568	R	769000	0
9788818449	7568	R	805500	0
9788819097	7568	R	776000	0
9788819307	7568	R	220000	0
9788819436	7568	R	599600	0
9788900403	7568	R	821900	8600
9788900590	7568	R	588400	0
9788900930	7568	R	697100	0
9788901011	7568	R	868000	0
9788901175	7568	C	16000	0
9788901226	7568	R	695100	0
9788901286	7568	R	749500	0
9788901604	7568	R	642700	0
9788902476	7568	R	694100	0
9788902818	7568	R	1097000	0
9788903591	7568	R	80000	0
9788904633	7568	R	765800	0
9788904809	7568	R	659200	0
9788905588	7568	R	1577900	0
9788906613	7568	R	909700	0
9788907682	7568	R	684200	0
9788907846	7568	R	1051300	0
9788909651	7568	R	400000	0
9788909875	7568	R	1012400	0
9788910582	7568	R	794700	0
9788911357	7568	R	638000	39500
9788912019	7568	R	636700	0
9788912572	7568	R	780700	0
9788914117	7568	R	781800	0
9788914884	7568	R	400000	0
9788916026	7568	R	775000	0
9788916265	7568	R	712000	0
9788917972	7568	C	699800	0
9788919076	7568	R	804500	0
9788920342	7568	R	612800	0
9798001610	7568	R	692400	0
9798006618	7568	R	754200	0
9798010353	7568	R	738700	0
9798210526	7568	C	2300	0
9798213071	7568	C	8581300	0
9797199631	7574	R	2967000	0
9787060747	7580	R	912000	0
9787061536	7580	R	788800	0
9787073419	7580	R	796600	0
9787076866	7580	R	638000	122200
9787076898	7580	R	643800	123000

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9787161925	7580	R	969900	55000
9787173598	7580	R	821700	28700
9777856884	7582	R	1296400	107100
9777858459	7582	R	1214100	0
9777859152	7582	R	1188400	0
9777860937	7582	R	1394800	0
9777868168	7582	R	1237900	45000
9777875505	7584	R	903800	0
9777876994	7584	R	859000	85900
9777882509	7584	R	1278200	0
9777885027	7584	R	844000	12300
9777886434	7584	R	760400	0
9777971555	7584	R	961000	0
9777980361	7584	R	760400	8400
9880649875	7586	R	1443600	38200
9778647976	7600	R	261900	0
9778740775	7600	R	272100	25300
9778743208	7600	R	329700	11800
9778580366	7601	R	573200	60300
9778482430	7602	R	331400	0
9778633782	7603	R	340300	0
9779296500	7701	R	555800	0
9779296570	7701	R	521900	38600
9779297510	7701	R	542300	52000
9779298676	7701	R	681000	2400
9779299538	7701	R	260000	0
9779381660	7701	R	692500	0
9779384631	7701	R	692000	2300
9779388802	7701	R	739200	0
9779389882	7701	R	657200	0
9779393356	7701	R	741600	0
9779393393	7701	R	798400	0
9779395123	7701	R	260000	65000
9779481901	7701	R	1033700	0
9778494247	7702	R	588200	0
9779147987	7703	R	1032200	71800
9779509208	7704	R	941300	0
9779600201	7704	R	769000	8000
9778604928	7725	R	652800	51800
9778618462	7725	R	618100	43200
9778622218	7725	R	675100	17700
9778622412	7725	R	798600	32800
9778624009	7725	R	669400	17400
9778629052	7725	R	733300	0
9778700984	7725	R	674100	23100
9778701869	7725	R	762900	10100
9778710118	7725	R	600700	18500
9778713390	7725	R	742300	0
9778424355	7726	R	465500	41800
9778424672	7726	R	451700	0
9778427818	7726	R	384400	24800

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9778428430	7726	R	539000	12300
9778436068	7726	R	382700	11100
9778437158	7726	R	399400	22000
9778438035	7726	R	405500	0
9778438257	7726	R	399400	0
9778520625	7726	R	441500	26700
9778520847	7726	R	448400	26500
9778804362	7728	R	1529700	117100
9778804548	7728	R	1364500	101400
9778807400	7728	R	1454100	68400
9778809014	7728	R	1288900	94200
9778521641	7729	R	445200	0
9778522122	7729	R	454200	0
9778522454	7729	R	473900	0
9778522605	7729	R	476600	24000
9778523335	7729	R	457000	14800
9778525234	7729	R	504500	0
9778525339	7729	R	459200	17900
9778526232	7729	R	438600	39000
9778526384	7729	R	458600	0
9778526470	7729	R	474300	0
9779360795	7757	R	476300	0
9779370169	7757	R	468100	0
9779474706	7757	R	587600	8600
9779381216	7758	R	1240500	89600
9779381393	7758	R	1012000	32300
9779381427	7758	R	648600	91000
9779387582	7758	R	693800	17700
9779191818	7760	R	1112200	0
9870106879	7760	R	1016800	0
9870205630	7760	R	1072800	36100
9870206016	7760	R	959500	32500
9870206372	7760	R	924800	0
9779093403	7762	R	985600	0
9870008088	7762	R	991200	0
9870125269	7762	R	1046000	38400
9870226237	7762	R	1044100	0
9870010399	7764	R	615300	0
9870011001	7764	R	611900	0
9870011054	7764	R	630800	0
9870011392	7764	R	634900	0
9870011701	7764	R	716900	0
9870011707	7764	R	732100	106500
9870012161	7764	R	611400	0
9870012244	7764	R	620600	0
9870013053	7764	R	607900	64900
9870016933	7764	R	747300	10400
9870018708	7764	R	729600	0
9870018809	7764	R	705400	0
9870021042	7764	R	684000	69000
9860803889	7766	R	806000	30800

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9860803891	7766	R	809000	0
9860804513	7766	R	832200	0
9860806700	7766	R	757100	72300
9860813462	7766	R	836900	0
9860900775	7766	R	817400	25200
9860910507	7766	R	813900	30600
9860912787	7766	R	756100	0
9860914647	7766	R	715700	0
9860914902	7766	R	824500	31900
9860915912	7766	R	701100	0
9860824758	7768	R	746200	0
9860834047	7768	R	635600	0
9860835147	7768	R	733600	0
9860838278	7768	R	668300	0
9870021625	7768	R	622100	0
9779500185	7774	R	619100	0
9779523772	7774	R	477300	0
9779524199	7774	R	541700	30700
9779529646	7774	R	502200	39300
9779539073	7774	R	581500	7500
9779618317	7774	R	530500	12600
9779624824	7774	R	616100	27800
9779712898	7774	R	572500	0
9779416002	7776	R	481900	7000
9779416916	7776	R	451500	60000
9779226881	7778	R	572600	18200
9779228617	7778	R	422600	0
9779228679	7778	R	420800	0
9779229635	7778	R	421700	4500
9779229663	7778	R	458100	26100
9779321555	7778	R	418800	13500
9779321653	7778	R	574600	32500
9779322339	7778	R	504800	33900
9779322603	7778	R	606400	13900
9779323576	7778	R	421300	13700
9779327666	7778	R	564100	0
9779328837	7778	R	576500	19400
9779330114	7778	R	582100	18800
9779336029	7778	R	549500	49900
9779337141	7778	R	553400	60500
9779420913	7778	R	589700	11400
9779424847	7778	R	530000	9600
9779430117	7778	R	567600	42500
9779430249	7778	R	571400	21500
9779431279	7778	R	556700	59100
9779432276	7778	R	588000	0
9779434068	7778	R	541000	0
9779435023	7778	R	524300	63200
9870513360	7780	R	706100	35300
9870518941	7780	R	602700	35300
9870502085	7782	R	928600	74600

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9870247096	7784	R	456100	33100
9870426132	7784	R	532200	4100
9870426455	7784	R	554600	0
9870426921	7784	R	505200	85000
9870427775	7784	R	466400	21400
9870428038	7784	R	461800	0
9870429171	7784	R	453100	46100
9870429441	7784	R	560500	15600
9870437526	7784	R	438600	38700
9870520567	7784	R	521600	0
9779160847	7786	R	1139100	0
9779161858	7786	R	1248900	0
9779137423	7788	R	1051500	0
9779137791	7788	R	812800	41600
9779138851	7788	R	714800	0
9779240155	7788	R	935200	79900
9779242921	7788	R	772600	31000
9779250439	7788	R	791500	11900
9779256121	7788	R	838200	0
9779340534	7788	R	564400	0
9779340624	7788	R	77500	0
9779052759	7790	R	679500	0
9779042446	7792	R	558700	0
9779042800	7792	R	547200	32500
9779043388	7792	R	550000	33500
9779044526	7792	R	555200	23500
9779044831	7792	R	533900	13200
9779046424	7792	R	563300	-5200
9779046756	7792	R	524100	64400
9779047764	7792	R	667800	0
9779048331	7792	R	560400	17000
9779048466	7792	R	531300	0
9779057114	7792	R	501800	16100
9779059156	7792	R	551900	39700
9779140775	7792	R	865900	0
9779141507	7792	R	554500	0
9779141679	7792	R	525300	15400
9779141975	7792	R	515900	65000
9779151160	7792	R	529000	65300
9860788675	7800	R	295800	55400
9860854923	7800	R	470100	9900
9860857967	7800	R	421900	27100
9860869410	7800	R	401000	0
9870640249	7802	R	233800	0
9870640346	7802	R	235800	0
9870640432	7802	R	231900	0
9870640487	7802	R	231900	0
9870640573	7802	R	232000	0
9870640579	7802	R	234600	0
9870642572	7802	R	253600	0
9870642589	7802	R	249600	10200

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9870642676	7802	R	228400	0
9870642741	7802	R	209700	0
9870642758	7802	R	258200	0
9870642854	7802	R	230200	0
9870642860	7802	R	211800	0
9870643697	7802	R	210500	0
9870644659	7802	R	228400	0
9870644748	7802	R	245000	0
9870644846	7802	R	247200	0
9870644931	7802	R	222800	0
9870645838	7802	R	231000	0
9870645899	7802	R	228400	0
9870646390	7802	R	264300	0
9870646397	7802	R	241000	0
9870646493	7802	R	236200	0
9870646499	7802	R	232200	0
9870646691	7802	R	235400	0
9870646697	7802	R	228400	0
9870646793	7802	R	230100	0
9870646798	7802	R	247100	0
9870646884	7802	R	247100	0
9870646981	7802	R	257500	0
9870648367	7802	R	234600	0
9870648371	7802	R	249800	0
9870648463	7802	R	238300	0
9870648469	7802	R	232700	0
9870648565	7802	R	251500	0
9870648661	7802	R	231800	0
9870648667	7802	R	247100	0
9870648763	7802	R	231700	0
9870648769	7802	R	231900	0
9870648864	7802	R	247200	0
9870653015	7802	R	215200	0
9870653065	7802	R	208100	0
9870654025	7802	R	211400	0
9870654085	7802	R	231800	0
9870655045	7802	R	228800	0
9870656005	7802	R	232200	0
9870657016	7802	R	211700	0
9870658062	7802	R	265100	0
9870658160	7802	R	210300	0
9871699515	7804	C	1	0
9872602608	7804	C	1	0
9872610301	7804	R	736500	218700
9872613287	7804	R	100000	75000
9872701526	7804	R	25000	0
9882025056	7806	R	27500	0
9882026124	7806	R	363100	9400
9882026282	7806	R	88000	33000
9882543247	7808	R	374900	9300
9882550450	7808	R	249000	186700

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9882557428	7808	R	315900	268500
9776595093	7810	R	248300	186200
9776595932	7810	C	303200	151600
9767785307	7811	R	445300	97700
9788308089	7812	R	563400	54600
9768471478	7825	R	466000	19200
9768562720	7825	R	409900	10300
9768567777	7825	R	465900	8500
9768569028	7825	R	411100	12000
9768671418	7825	R	590700	0
9769497169	7844	R	860400	120700
9769585490	7844	R	588900	0
9860073786	7900	R	687100	0
9860088892	7900	R	713400	0
9860094009	7900	R	691200	90500
9870528821	7901	R	224500	5500
9860155938	7902	R	763800	0
9860159246	7902	R	813800	38200
9860680490	7905	R	1248600	96500
9860687443	7905	R	2056000	411500
9860697030	7905	R	1311100	195500
9860546667	7906	R	1176200	0
0801178190	7907	R	28900	0
0801280163	7907	R	44200	13300
9870622002	7908	R	574000	21700
9880491919	7910	R	1692900	61300
9881308317	7910	R	1781600	0
9881309547	7910	R	3066900	178500
9881404209	7910	R	1730700	0
9852989381	7913	R	615400	68300
9862086761	7913	R	594400	44300
9862093195	7913	R	414400	0
9779084340	7914	R	760200	0
9880988718	7915	R	1002700	0
9769895033	7916	R	519300	56100
9769997496	7916	R	811400	87900
9872994855	7918	R	250800	75200
9880690936	7920	R	907900	28400
9881502596	7920	R	910900	56600
9881601686	7920	R	75000	45000
9881602290	7920	R	819100	39800
9881603041	7920	R	693000	43500
9881193335	7922	R	361700	0
9881390566	7922	R	386500	0
9891797744	7924	R	821900	57500
9891881249	7924	R	1090600	14400
9891896750	7924	R	860800	23200
9891898063	7924	R	885500	162200
9892609143	7924	R	1612400	162000
9891869823	7926	R	1051700	0
9767913771	7929	R	824500	-23400

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9767695549	7931	R	909600	119600
9768603275	7931	R	400800	0
9768700815	7931	R	733900	30700
9768700987	7931	R	764000	107800
9768705341	7931	R	1043200	93700
9768707616	7931	R	838900	104000
9768719849	7931	R	724300	78400
9768811008	7931	R	886600	65300
9881023772	7932	R	1299500	13500
9871435239	7934	R	630700	-65600
9871435414	7934	R	719300	0
9871436107	7934	R	650900	43100
9871436181	7934	R	511300	0
9871439100	7934	R	631400	27000
9871445285	7934	R	884900	89300
9871446406	7934	R	1009200	49100
9871530365	7934	R	575800	27200
9871531273	7934	R	576900	7200
9871540283	7934	R	852600	66000
9871540551	7934	R	478400	0
9768767310	7935	R	797900	0
9768779452	7935	R	667800	123800
9768861279	7935	R	1361100	53700
9768954623	7935	R	1096700	168200
9862805890	7936	R	298900	116200
9862904836	7936	R	838200	58000
9881263271	7937	R	1391100	27500
9861895047	7938	R	861000	35600
9872309848	7940	R	1146500	58700
9872035440	7944	R	581500	116300
9872046214	7944	R	729000	109300
9872132841	7944	R	632300	316100
9872133340	7944	R	4061300	766700
9872143065	7944	R	1608400	350300
9768271913	7945	R	1455200	89900
9768371298	7945	R	1555000	0
9768373685	7945	R	1436300	0
9768385205	7945	R	1862700	195900
9768386567	7945	R	1625800	60600
9768472989	7945	R	1523200	102900
9768484371	7945	R	1762300	0
9882863291	7950	R	603100	0
9767954631	7952	R	275200	27500
9777068565	7952	R	538600	0
9769087416	7954	R	542200	40800
9767078062	7956	R	482700	19000
9767184807	7956	R	568600	99000
9767281764	7956	R	146900	33900
9862246076	7960	C	8400	3400
9862252845	7960	R	1093300	81600
9757755576	7961	R	793300	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9757705606	7962	R	1075500	0
9757717162	7962	R	1290600	94000
9757812353	7962	R	993900	0
9757814795	7962	R	982200	3700
9757819982	7962	R	1599400	98500
9776785086	7963	R	337000	134800
9767128540	7972	R	826400	49800
9767202622	7974	R	911900	-28300
9767214289	7974	R	280000	56000
9767309723	7974	R	280000	196000
9776094394	7976	R	830000	49000
9880472377	7980	R	647100	118700
9880478447	7980	R	1534100	0
9880578234	7980	R	434900	93200
9880588279	7980	R	964200	113200
9880593135	7980	R	758400	27300
9880675852	7980	R	822000	60000
9880682404	7980	R	984300	30000
9890089986	7981	R	308000	15800
9890192085	7981	R	28900	0
9890192108	7981	R	437200	0
9890790117	7981	R	389800	79700
9891404107	7981	R	353400	0
9881625546	7982	R	1181200	0
9870809571	7984	R	652700	0
9870900129	7984	R	777500	0
9870900303	7984	R	671100	0
9891700667	7985	R	2553100	199300
9891707583	7985	R	1925700	0
9891719016	7985	R	1993600	0
9779185524	7986	R	1284700	0
9779186731	7986	R	1284300	0
9779187381	7986	R	1885600	239300
9779277296	7987	R	604400	14500
9789718915.058	C001	R	239500	0
9789718915.079	C001	R	239500	0
9799028061.038	C002	R	131600	8600
9799028061.042	C002	R	131600	8600
9799028061.043	C002	R	131600	0
9799028061.044	C002	R	131600	5200
9799028061.073	C002	R	131600	19000
9799028061.082	C002	R	142000	0
9799028061.092	C002	R	136800	10400
9799028061.102	C002	R	131600	58900
9799017509.017	C003	R	162100	0
9799017509.022	C003	R	162100	6600
9789403736.014	C005	R	166100	51100
9789403736.043	C005	R	172400	17700
9789385658.011	C006	R	166500	6300
9789385658.012	C006	R	168500	6300
9789385658.017	C006	R	166500	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789385658.021	C006	R	166500	8400
9789385658.029	C006	R	166500	0
9789385658.030	C006	R	168500	0
9789385658.041	C006	R	166500	0
9789385658.043	C006	R	166500	65100
9789014199.002	C010	R	215700	20500
9789014199.004	C010	R	215700	12800
9789014199.012	C010	R	215700	12800
9789014199.018	C010	R	177700	0
9789014199.037	C010	R	195200	28300
9789014199.046	C010	R	215700	12800
9789014199.077	C010	R	215700	0
9789014199.089	C010	R	215700	28200
9789014199.118	C010	R	188900	-20200
9864800948.003	C012	R	177600	11000
9864800948.004	C012	R	178300	3100
9864800948.013	C012	R	195400	12100
9864800948.014	C012	R	198500	0
9864800948.016	C012	R	196900	39400
9864800948.017	C012	R	198500	3100
9864800948.020	C012	R	178300	3100
9864800948.021	C012	R	201000	10400
9864800948.024	C012	R	200000	40000
9799494010.006	C013	R	225400	0
9799783004.001	C015	R	271200	27200
9799358050.021	C016	R	203200	0
9778571655.005	C022	R	300200	21700
9798607721.005	C025	R	262500	0
9798607957.001	C025	R	256200	0
9798607957.003	C025	R	258700	0
9798607957.008	C025	R	263200	0
9798617058.006	C025	R	263200	6300
9798617250.002	C025	R	263200	25300
9798617658.002	C025	R	263200	6300
9798627454.003	C025	R	293400	0
9798628013.004	C025	R	289100	0
9788032125.001	C028	R	275800	0
9778879955.006	C033	R	291500	17700
9778879955.007	C033	R	291500	56900
9798451394.020	C035	R	394300	47600
9798451394.032	C035	R	307700	20800
9798451394.101	C035	R	320700	0
9798451394.102	C035	R	320900	0
9890605507.020	C200	R	407400	26700
9890605507.031	C200	R	374500	0
9890605507.034	C200	R	341500	30800
9890605507.045	C200	R	362400	36600
9890605507.048	C200	R	404300	0
9890605507.054	C200	R	333000	15100
9890605507.059	C200	R	382600	20900
9890605507.065	C200	R	341700	28400

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9890605507.069	C200	R	356700	28400
9890605507.090	C200	R	345700	20700
9890605507.104	C200	R	407100	0
9890605507.109	C200	R	343400	11900
9890605507.132	C200	R	393900	13600
9890605507.136	C200	R	383100	30600
9890605507.149	C200	R	348400	43200
9890605507.169	C200	R	337800	12000
9890605507.180	C200	R	404400	0
9890605507.182	C200	R	342500	0
9890605507.190	C200	R	337800	28300
9799137408.004	C203	R	272300	12400
9799137408.029	C203	R	260600	0
9799137408.034	C203	R	272300	24800
9799137408.050	C203	R	273000	18600
9799137408.073	C203	R	272300	18600
9799137408.076	C203	R	273000	12400
9799137408.081	C203	R	272300	27900
9799137408.086	C203	R	260600	15500
9799137408.088	C203	R	215300	22000
9799137408.089	C203	R	215300	14700
9799137408.091	C203	R	259900	0
9799137408.093	C203	R	272300	12400
9799137408.096	C203	R	200500	13700
9799116613.010	C204	R	241600	0
9799116613.033	C204	R	241600	15700
9799116613.054	C204	R	260500	26100
9788272480.034	C206	R	229100	0
9789308404.019	C207	R	314700	0
9880653807.005	C208	R	268700	0
9880567003.006	C209	R	240200	0
9880567003.011	C209	R	239400	0
9880567003.027	C209	R	240200	5700
9880567003.043	C209	R	239400	0
9880567003.079	C209	R	239400	8100
9880567003.081	C209	R	240200	0
9798542977.031	C212	R	814000	9400
9778717121.011	C213	R	271700	0
9778717121.019	C213	R	269900	0
9778719635.006	C213	R	275000	0
9778719635.008	C213	R	284900	0
9778719635.036	C213	R	273200	0
9799447715.004	C215	R	282000	13800
9799447715.016	C215	R	295700	27500
9799447715.020	C215	R	275400	16600
9788394516.005	C216	R	508400	47500
9778687850.001	C218	R	279500	30600
9778672475.013	C219	C	143000	0
9778672475.014	C219	C	143000	0
9778672475.015	C219	C	216300	0
9788891385.001	C223	R	471600	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788892442.003	C223	R	476100	0
9798345972.001	C228	C	11355400	0
9798345972.018	C228	R	709400	32300
9798345972.030	C228	R	428700	48700
9798345972.036	C228	R	773800	96700
9798345972.047	C228	R	897400	125000
9798345972.048	C228	R	504900	50500
9798345972.049	C228	R	749100	107000
9798345972.080	C228	R	675400	70900
9798345972.111	C228	R	557100	72700
9798345972.115	C228	R	746300	110600
9798345972.116	C228	R	356600	9900
9798345972.119	C228	R	652200	83500
9798345972.121	C228	R	605500	72600
9798345972.123	C228	R	726500	107600
9798345972.132	C228	R	780300	157400
9798345972.134	C228	R	184600	0
9798345972.135	C228	R	212000	0
9798345972.136	C228	R	234200	0
9798345972.137	C228	R	290500	0
9798345972.138	C228	R	288300	0
9798345972.139	C228	R	217600	0
9798345972.140	C228	R	217900	0
9798345972.141	C228	R	217600	0
9798345972.142	C228	R	211300	0
9798345972.143	C228	R	217600	0
9798345972.144	C228	R	258700	0
9798345972.145	C228	R	290500	0
9798345972.146	C228	R	212000	0
9798345972.147	C228	R	186700	0
9798345972.148	C228	R	234200	0
9798345972.149	C228	R	178300	0
9798345972.150	C228	R	283400	0
9798345972.151	C228	R	290500	0
9798345972.152	C228	R	288300	0
9798345972.153	C228	R	217600	0
9798345972.154	C228	R	217900	0
9798345972.155	C228	R	217600	0
9798345972.156	C228	R	211700	0
9798345972.157	C228	R	217600	0
9798345972.158	C228	R	258700	0
9798345972.159	C228	R	290500	0
9798345972.160	C228	R	212000	0
9798345972.161	C228	R	186700	0
9798345972.162	C228	R	234200	0
9798345972.163	C228	R	186700	0
9798345972.164	C228	R	283400	0
9798345972.165	C228	R	290500	0
9798345972.166	C228	R	288300	0
9798345972.167	C228	R	217600	0
9798345972.168	C228	R	217900	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9798345972.169	C228	R	217600	0
9798345972.170	C228	R	211700	0
9798345972.171	C228	R	217600	0
9798345972.172	C228	R	258700	0
9798345972.173	C228	R	290500	0
9798345972.174	C228	R	212000	0
9798345972.175	C228	R	186700	0
9798345972.176	C228	R	234200	0
9798345972.177	C228	R	178300	0
9798345972.178	C228	R	283400	0
9798345972.179	C228	R	290500	0
9798345972.180	C228	R	288300	0
9798345972.181	C228	R	217600	0
9798345972.182	C228	R	217900	0
9798345972.183	C228	R	217600	0
9798345972.184	C228	R	211700	0
9798345972.185	C228	R	217600	0
9798345972.186	C228	R	258700	0
9798345972.187	C228	R	290500	0
9798345972.188	C228	R	212000	0
9798345972.189	C228	R	318900	0
9798345972.190	C228	R	234200	0
9798345972.191	C228	R	283400	0
9778561748.027	C405	R	126100	33900
9778561748.028	C405	R	126100	29100
9778561748.035	C405	R	126100	9700
9778561748.036	C405	R	126100	22600
9778561748.039	C405	R	126100	9700
9778561748.040	C405	R	126100	30900
9778561748.047	C405	R	126100	22600
9778561748.048	C405	R	126100	22600
9778662555.008	C406	R	287000	20300
9778662555.012	C406	R	287000	0
9778662555.052	C406	R	287000	20300
9778662555.095	C406	R	287000	20300
9778373867.005	C407	R	258200	11400
9778783758.010	C411	R	289200	0
9779714133.001	C416	R	384900	13300
9779714133.003	C416	R	345700	0
9779714133.006	C416	R	390200	0
9779714133.012	C416	R	240300	0
9779714133.013	C416	R	239400	0
9778846063.001	C418	R	855000	110800
9778846141.001	C418	R	948600	0
9778846141.002	C418	R	955200	0
9778846149.002	C418	R	778000	0
9778846275.001	C418	R	804400	0
9778846275.002	C418	R	845000	0
9874083880.008	C425	R	528600	8900
9788474898.003	C500	R	725200	160200
9788066395.027	C501	R	1691800	66100

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9788066395.034	C501	R	637800	14500
9788066395.038	C501	R	957200	0
9788066395.046	C501	R	784200	0
9788066395.051	C501	R	762000	31700
9788066395.052	C501	R	954100	42100
9788066395.055	C501	R	790100	98700
9788066395.058	C501	R	719500	29900
9788066395.061	C501	R	467100	0
9788066395.062	C501	R	748000	0
9788066395.069	C501	R	669600	20600
9788066395.072	C501	R	714500	14900
9788066395.078	C501	R	714500	14900
9788066395.082	C501	R	761600	90200
9788066395.083	C501	R	692800	69300
9788066395.084	C501	R	489700	49000
9788066395.085	C501	R	949200	38000
9788066395.088	C501	R	405800	40600
9788066395.096	C501	R	538600	48900
9788066395.100	C501	R	885500	131200
9788066395.109	C501	R	1417100	48800
9788066395.110	C501	R	1440400	49700
9788164814.016	C502	R	494000	98800
9788164814.017	C502	R	494000	98800
9788164814.022	C502	R	439300	59900
9788164814.025	C502	R	362700	49500
9788164814.026	C502	R	357000	48700
9789404204.006	C505	R	522900	0
9777954230.008	C506	R	425600	0
9777955731.002	C506	R	366800	0
9777959895.008	C507	R	429200	0
9787052207.009	C508	R	326800	6600
9787062083.201	C509	R	411300	28400
9798647228.132	C511	R	535800	24400
9798647228.531	C511	R	647500	64800
9890069825	C512	C	2227800	0
9788278230.028L222	C803	R	611700	0
9788278230.036L230	C803	R	710500	75900
9788278230.043L305	C803	R	668600	0
9788278230.060L322	C803	R	611700	30600
9788278230.091L421	C803	R	676100	64400
9788278230.097L427	C803	R	1543200	126600
9788278230.104L503	C803	R	1014200	72900
9788278230.106L505	C803	R	692900	92600
9788278230.111L510	C803	R	866800	18900
9788278230.119L603	C803	R	957900	44600
9788278230.125L609	C803	R	904500	75400
9788278230.134L703	C803	R	1808900	0
9778343325.002	C805	C	1564100	0
9788272240.018	C812	C	205700	30800
9788272240.020	C812	C	221300	33200
9788272240.024	C812	R	579000	57900

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9890812508.002	C824	C	290400	36300
9799038088.012	C828	C	1352700	0
9799038088.013	C828	C	704200	117400
9779394021.007	C834	R	462200	15600
9778969391.001	C838	C	4436600	0
9778969391.002	C838	C	18070900	1171500
9787053344.001	C840	C	1961300	221300
9875406770.007	C854	C	704000	351200
9788376242	CH01	C	16324000	4824000
9788378534	CH01	C	992900	0
9788378564	CH01	C	2143100	0
9788379660	CH01	C	4489500	0
9788472753	CH01	C	2201500	0
9788153958	CH02	C	13184700	0
9788164037	CH02	C	2636900	636900
9788165175	CH02	C	2268000	268000
9788263876	CH02	C	2969000	0
9788264535	CH02	C	4225800	0
9788264981	CH02	C	5446100	133100
9788265985	CH02	C	8130300	1564400
9788267431	CH02	C	4252800	0
9788371399	CH02	C	3487300	0
9788372336	CH02	C	1071000	0
9789927537	CH03	C	608100	0
9789927679	CH03	C	841700	0
9789939143	CH03	C	4527900	0
9799043366	CH03	C	16323400	3001300
9799141643	CH03	C	10020600	0
9880560070	CH05	C	10491800	1861400
9880351310	CH06	C	4936600	0
9880362959	CH06	C	24371900	0
9880363419	CH06	C	38700	0
9870782525	CH07	C	648200	405100
9870985265	CH07	C	80142700	0
9798247978	CH09	C	1814300	0
9798252883	CH09	C	1344300	0
9798264030	CH09	C	9679700	0
9798268290	CH09	C	5896300	0
9798269502	CH09	C	1944500	0
9798350070	CH09	C	15531100	3678400
9798531950	CH09	C	34863200	1078400
9798689751	CH09	C	6558900	0
9798730033	CH09	C	19233100	0
9787053252	CH10	C	10767600	0
9787055432	CH10	C	229100	114500
9787055893	CH10	C	304900	61000
9787055943	CH10	C	10618700	741500
9787056725	CH10	C	4580100	828900
9788395200	CH11	C	7049100	2033400
9788395200L1	CH11	C	15103900	603900
9788491708	CH11	C	108535900	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789373980	CH11	C	11943200	2914900
9789392694	CH11	C	6016200	2287400
9789552588	CH11	C	33159300	4354300
9880200342	CH11	C	38404200	0
9880353244	CH12	C	6020600	979600
9880451236	CH12	C	16914300	1860700
9880554345	CH12	C	4215300	421500
9788356456	CH14	C	960600	176900
9893165184	E001	C	1013800	164100
9893411934	E001	C	3243100	0
9893546030	E001	C	366700	0
9893718161	E001	C	601100	0
9893718684	E001	C	375500	0
9874685693	H001	C	692900	0
9875004490	H001	C	3789000	75900
9873177410	H002	C	1131700	217100
9873180351	H002	C	2170600	297800
9873181638	H002	C	197200	0
9873184043	H002	C	3240900	0
9873184104	H002	C	2159200	410300
9873491758	H003	C	2208800	258500
9873497343	H003	C	19238400	0
9873597650	H003	C	2125600	0
9873680800	H003	C	10460000	0
9874318551	H006	C	1664700	203900
9864806482	H008	C	4603700	1381000
9864906858	H008	C	1373000	0
9864914814.003	H008	C	300400	15000
9864914814.004	H008	C	300400	45100
9864914814.005	H008	C	300400	30000
9874010442	H008	C	5502300	1540600
9873162493	H009	C	392700	0
9873251980	H009	C	51534100	0
9874064150	H011	C	805400	0
9874066658	H011	C	842700	42200
9874067690	H011	C	220800	69300
9863886264	H016	C	26881300	0
9863889842	H016	C	1319100	0
9863975248	H016	C	2089700	0
9863784576	H017	C	1816500	308900
9863787848	H017	C	1446100	130200
9863796711	H017	C	361900	0
9863892477	H017	C	5784800	1084700
9864800659	H018	C	23048200	3624700
9864548231	H021	C	349600	127000
9865504253	H023	C	436700	162200
9865700724	H023	R	534700	0
9865701775	H023	R	289000	1400
9865703715	H023	R	239600	44700
9865802374	H023	R	400	0
9865805422	H023	R	577100	173200

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9865905320	H023	R	424000	105500
9874328408	H024	C	4338600	997800
9874501704	H024	C	996200	0
9834060117	K001	C	269900	0
9824697043	K002	C	16604500	0
9824772835	K002	C	1049400	272900
9825313312	K002	C	1297500	311400
9825411503	K002	C	2504900	1052200
9834088521	K002	C	42744900	6809600
9825335208	K003	C	325900	35800
9834096567	K004	C	370800	161400
9778097922	L001	C	5503800	0
9778178992	L001	C	19633000	0
9778190203	L001	C	1746400	0
9778196618	L001	C	12235500	0
9778258181	L001	C	44292300	0
9778272303	L001	C	13001200	5457400
9778336394	L001	C	27289900	439950
9778345932	L001	C	6795900	0
9778370093	L001	C	18363000	734500
9778533126	L001	C	14714500	0
9778548099	L001	C	25447800	2290300
9778644530	L001	C	22057200	4190700
9778731754	L001	C	26187700	4805900
9778734362	L001	C	28500	5200
9778734827	L001	C	269600	46400
9778741062	L001	C	467100	84100
9779107351	L001	C	2807400	0
9777588990	L002	C	200900	67000
9777598290	L002	C	328300	109400
9778610163	L002	C	20540800	0
9778876689	L003	C	224400	0
9778996233	L003	C	32707800	4707800
9788379926	L004	C	2382000	0
9788471994	L004	C	1662700	498800
9788068539	L005	C	4160600	1071200
9788069299	L005	R	590200	235100
9788160214	L005	C	370300	0
9788162712	L005	C	919600	0
9788163566	L005	C	808400	0
9788169824	L005	C	36862100	0
9788274180	L005	C	4509500	103900
9788370384	L005	C	2876200	0
9788370507	L005	C	971900	0
9788371465	L005	C	484000	0
9788364259	L006	C	222200	0
9788364318	L006	C	1818400	0
9778950770	L007	C	2113300	0
9778961595	L007	C	15300	9200
9778964112	L007	C	7711100	0
9778965471	L007	C	1349700	202500

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9778966053	L007	C	3479500	1548000
9788060183	L007	C	755300	0
9778551076	L008	C	1237900	0
9778558604	L008	C	17120100	864400
9778664904	L008	C	2318500	75800
9778666947	L008	C	550800	0
9778673083	L008	C	1074600	829600
9778757611	L008	C	1613000	0
9778762283	L008	C	2508100	627100
9778863037	L008	C	2012100	0
9778860616	L009	C	761500	0
9788068275	L011	C	2140400	157400
9799144784	L017	C	1197600	0
9799148556	L017	C	83036800	15776900
9799246919	L018	C	4208000	1558800
9799278842	L018	C	47523100	7128900
9799355664	L018	C	3775600	1880600
9799365682	L018	C	70165500	0
9799450932	L018	C	2469500	1162200
9799461693	L018	C	5443200	0
9799462939	L018	C	740500	150500
9799478402	L018	C	18061700	0
9799486752	L018	C	14119900	6376900
9799583600	L018	C	27502100	5201900
9799682315	L018	C	1448800	0
9799692931	L018	C	10909800	1741100
9799895159	L018	C	41079000	0
9890700067	L018	C	41298300	5498300
9799024880	L019	C	4592000	459200
9799028796	L019	C	726000	0
9769312698.001	M002	C	854500	128200
9769312698.002	M002	C	941700	141200
9799393849	T001	R	393100	0
9890305395	T001	R	421700	19100
9890306772	T001	R	393100	16000
9799284218	T002	R	335700	0
9799289617	T002	R	326100	0
9799375821	T002	R	335700	0
9799376999	T002	R	341800	25000
9799380153	T002	R	341800	0
9799381268	T002	R	341800	18200
9799382374	T002	R	335700	0
9799383023	T002	R	343000	18300
9799385556	T002	R	341800	9000
9799385629	T002	R	352300	0
9799386254	T002	R	306400	72600
9779903246	T005	R	327300	9600
9779903535	T005	R	310600	0
9779904260	T005	R	327300	0
9789000114	T005	R	299700	23300
9789000138	T005	R	315600	-1600

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9789000440	T005	R	311100	0
9864704875	T006	R	249100	0
9864705737	T006	R	19500	0
9789326786	T008	R	274500	13000
9778259909	T015	R	259500	6900
9778267063	T015	R	250300	0
9778268012	T015	R	247300	0
9788242874.004	T017	R	601200	28300
9788242874.005	T017	R	598900	28100
9778967688	T019	R	316400	0
9778968612	T019	R	318100	0
9778968615	T019	R	313000	0
9778968619	T019	R	316400	0
9799486999	T020	R	401900	15800
9799494324	T020	R	398000	5300
9799495042	T020	R	404300	0
9824423206	T300	R	297000	0
9787382363	T400	R	363900	12500
9787384199	T400	R	369400	0
9880668150	T402	R	385100	0
9880750988	T402	R	445100	13300
9880760214	T402	R	440400	0
9880761028	T402	R	445200	0
9880761106	T402	R	445200	3600
9778735796	T403	R	269500	20400
9778739591	T403	R	262800	0
9778744236	T403	R	286300	12400
9778373271	T405	R	275700	25500
9778374485	T405	R	275700	0
9778375185	T405	R	275700	13000
9778375360	T405	R	275700	7400
9779613686	T406	R	355700	7000
9779614569	T406	R	353200	47700
9779614578	T406	R	350900	20900
9779614853	T406	R	339100	17200
9779614873	T406	R	353300	11600
9779615843	T406	R	339100	17200
9779616831	T406	R	353300	11600
9779617549	T406	R	355700	25600
9778435317	T407	R	290100	0
9778328408	T409	R	396800	11500
9778421155	T409	R	395100	10200
9778421162	T409	R	396600	22600
9778421311	T409	R	576000	15300
9779065174	T411	R	418100	38800
9779066252	T411	R	498900	0
9779067253	T411	R	401900	26200
9779067293	T411	R	471000	20600
9779160144	T411	R	404000	15400
9779161011	T411	R	420700	9900
9779161092	T411	R	375400	0

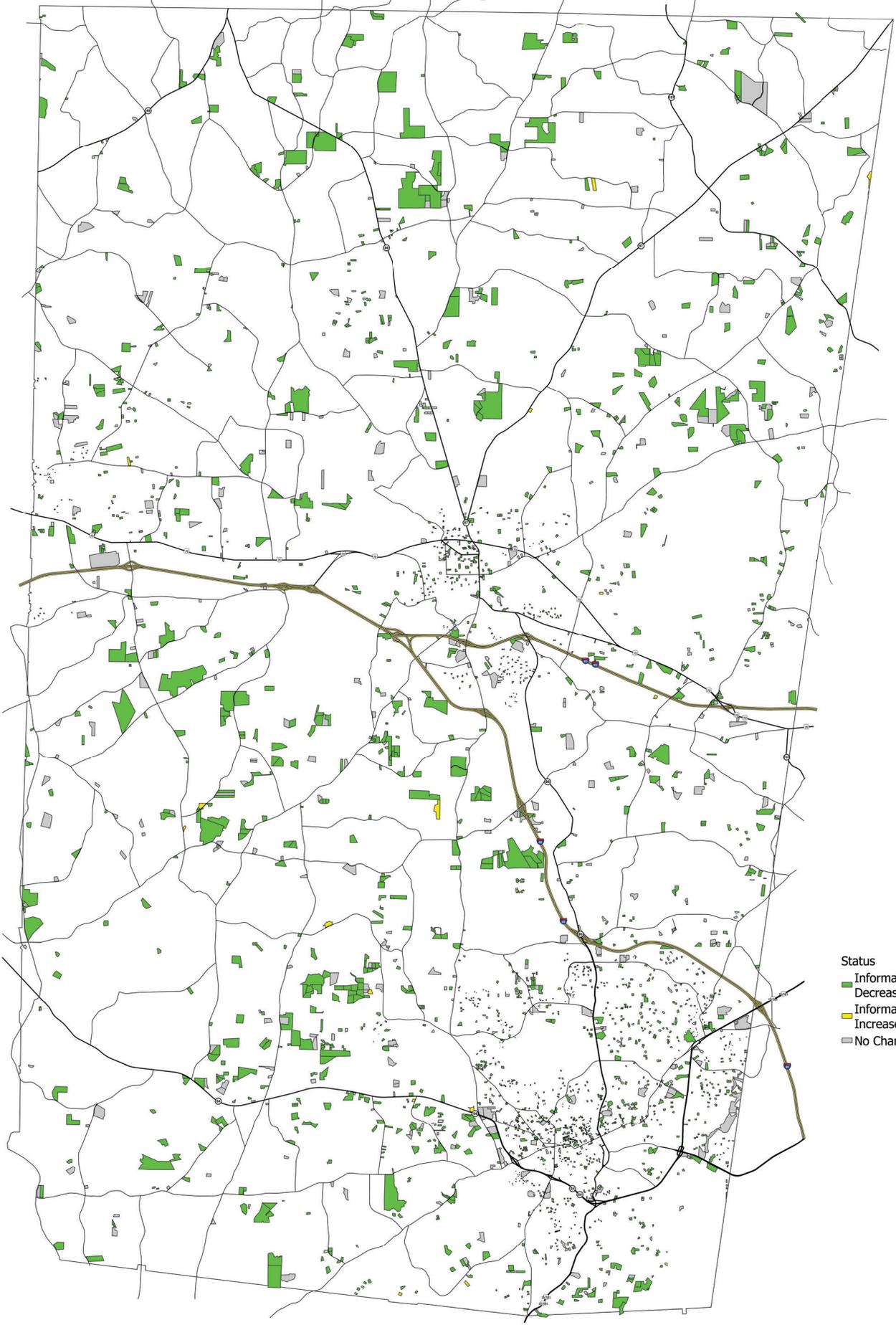
Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9779161199	T411	R	579700	0
9779161213	T411	R	403100	0
9779162111	T411	R	405900	39300
9779163094	T411	R	466600	25000
9873257498	T414	R	217200	18500
9873255499	T414	R	238700	59600
9873255560	T414	R	249400	0
9873256419	T414	R	238700	0
9873256439	T414	R	249400	0
9873256458	T414	R	249400	0
9873256478	T414	R	238700	0
9873256497	T414	R	249400	0
9873256629	T414	R	237500	0
9873256649	T414	R	248100	0
9873256668	T414	R	216200	18300
9873256688	T414	R	241100	0
9873257468	T414	R	249400	62300
9873257608	T414	R	215100	67300
9873257628	T414	R	248100	62000
9873257648	T414	R	237500	0
9873257668	T414	R	248100	0
9873258408	T414	R	238700	0
9873258438	T414	R	249400	0
9873258448	T414	R	217200	18500
9873258479	T414	R	249400	0
9873258535	T414	R	248500	49800
9873258547	T414	R	249400	62300
9873258559	T414	R	217200	0
9873258772	T414	R	492000	0
9873258978	T414	R	498500	19700
9873266233	T414	R	460300	0
9873267008	T414	R	365800	5300
9873268064	T414	R	502300	0
9873268132	T414	R	504500	14100
9873269379	T414	R	373200	0
9873269397	T414	R	508200	14500
9873350714	T414	R	502100	23900
9873351857	T414	R	504100	0
9873360005	T414	R	508300	24800
9873361039	T414	R	490300	0
9874623659	T415	R	460900	18700
9874624624	T415	R	518800	37500
9874628535	T415	R	411800	16200
9874628555	T415	R	389100	5700
9874720479	T415	R	395100	0
9874720511	T415	R	513000	7100
9787061022	T418	R	518500	19300
9787061142	T418	R	547300	40300
9864618386	T421	R	425900	2900
9864618532	T421	R	449800	7800
9864712401	T421	R	430400	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9864712461	T421	R	422200	-13100
9864714141	T421	R	414600	0
9864716959	T421	R	436200	0
9864717931	T421	R	451900	0
9864718729	T421	R	451900	6500
9864719512	T421	R	400200	0
9864719609	T421	R	430200	0
9864725068	T421	R	451900	0
9798557144	T423	R	1163600	25400
9798558370	T423	R	1325400	0
9798640864	T423	R	1093500	24300
9798641718	T423	R	1142500	0
9798651366	T423	R	1220300	17700
9874599962	T424	R	350900	0
9875603246	T424	R	410100	0
9875609242	T424	R	451400	0
9873329956	T426	R	382200	4500
9873333398	T426	R	422700	0
9873334235	T426	R	420500	0
9873337065	T426	R	429800	0
9873338959	T426	R	424200	0
9873430928	T426	R	397300	0
9873430949	T426	R	392900	0
9873432612	T426	R	397600	5700
9873434500	T426	R	392600	0
9873434913	T426	R	426700	0
9873435457	T426	R	413900	0
9873442345	T426	R	392900	25800
9873445246	T426	R	392900	10300
9874201117	T427	R	373800	19800
9874201393	T427	R	437200	18000
9874202080	T427	R	366100	18000
9874204005	T427	R	366100	18000
9874208281	T427	R	373900	18000
9789205494	T502	R	471200	2200
9789301097	T502	R	477700	0
9789301549	T502	R	554900	17100
9825474553	T660	R	308700	0
9825476524	T660	R	310900	13400
9825477068	T660	R	342700	0
9825478299	T660	R	308700	17800
9825478371	T660	R	317500	13900
9825478518	T660	R	305800	13000
9825478713	T660	R	303600	12900
9825479490	T660	R	319000	16200
9825479579	T660	R	317500	16100
9825479687	T660	R	319000	16200
9825570308	T660	R	307400	15400
9825571248	T660	R	324600	21500
9825575302	T660	R	331800	22200
9825575895	T660	R	349400	0

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9825583158	T660	R	334100	0
9779704742	T700	R	384700	26500
9779705762	T700	R	384700	26500
9779705884	T700	R	378700	25700
9779706804	T700	R	361700	12500
9779713003	T700	R	382300	20500
9779714064	T700	R	440800	18600
9799153564	T701	R	813700	0
9870120821	T702	R	554500	34500
9870123712	T702	R	600600	9300
9870125664	T702	R	559500	0
9870927863	T703	R	417400	9000
9870929456	T703	R	515400	0
9870929521	T703	R	515100	20100
9870929843	T703	R	447700	0
9880013998	T703	R	450200	10200
9880020319	T703	R	437500	7800
9880021416	T703	R	515600	16200
9880022239	T703	R	466200	24900
9880022292	T703	R	447500	0
9880022316	T703	R	445700	23300
9880022337	T703	R	445300	23300
9880023445	T703	R	452600	13400
9880024680	T703	R	435300	12700
9880025018	T703	R	449300	10100
9880025292	T703	R	439100	0
9880025338	T703	R	447400	20000
9880026204	T703	R	425900	9300
9880026366	T703	R	448500	10000
9880026627	T703	R	435300	12700
9779299059	T704	R	483400	0
9777875085	T706	R	501700	67300
9777876005	T706	R	495300	67200
9777876025	T706	R	490600	26800
9777876048	T706	R	493100	65100
9777876068	T706	R	480000	21300
9777876085	T706	R	491700	64800
9777877000	T706	R	479000	0
9777877010	T706	R	492600	14700
9777877035	T706	R	479500	13900
9777877047	T706	R	493200	0
9777877077	T706	R	491900	0
9777878155	T706	R	492700	65000
9777878185	T706	R	490500	0
9777878190	T706	R	456800	0
9777879110	T706	R	491800	64800
9777879140	T706	R	489600	0
9777879144	T706	R	459100	0
9777879170	T706	R	457800	0
9777879180	T706	R	491800	0
9777970110	T706	R	455600	12500

Parcel ID	Neighborhood	Residential/Commercial	Original Value	Amount of Reduction
9777970120	T706	R	491800	0
9777970140	T706	R	492600	8900
9799879813	T707	R	411700	0
9870917537	T708	R	481100	0
9799760647	T741	R	276600	0
9799762374	T741	R	297700	0
9799763760	T741	R	308200	6700
9799764805	T741	R	311100	0
9799871365	T741	R	318500	25300
9799871550	T741	R	322500	0
9799667834	T742	R	415300	29300
9799667850	T742	R	377300	-3000
9799773011	T742	R	316600	0
9860922501	T768	R	352100	25300
9860922522	T768	R	363800	40900
9870023515	T768	R	377000	17700
9870609998	T771	R	534300	0
9870618087	T771	R	513900	0
9870710117	T771	R	532500	0
9890160648	T788	R	249000	2000
9890160678	T788	R	246500	0
9890160698	T788	R	232400	0
9890161618	T788	R	246600	0
9890160692	T789	R	252600	0

Orange County Informal Appeals 2025



Status
■ Informal Decrease
■ Informal Increase
■ No Change



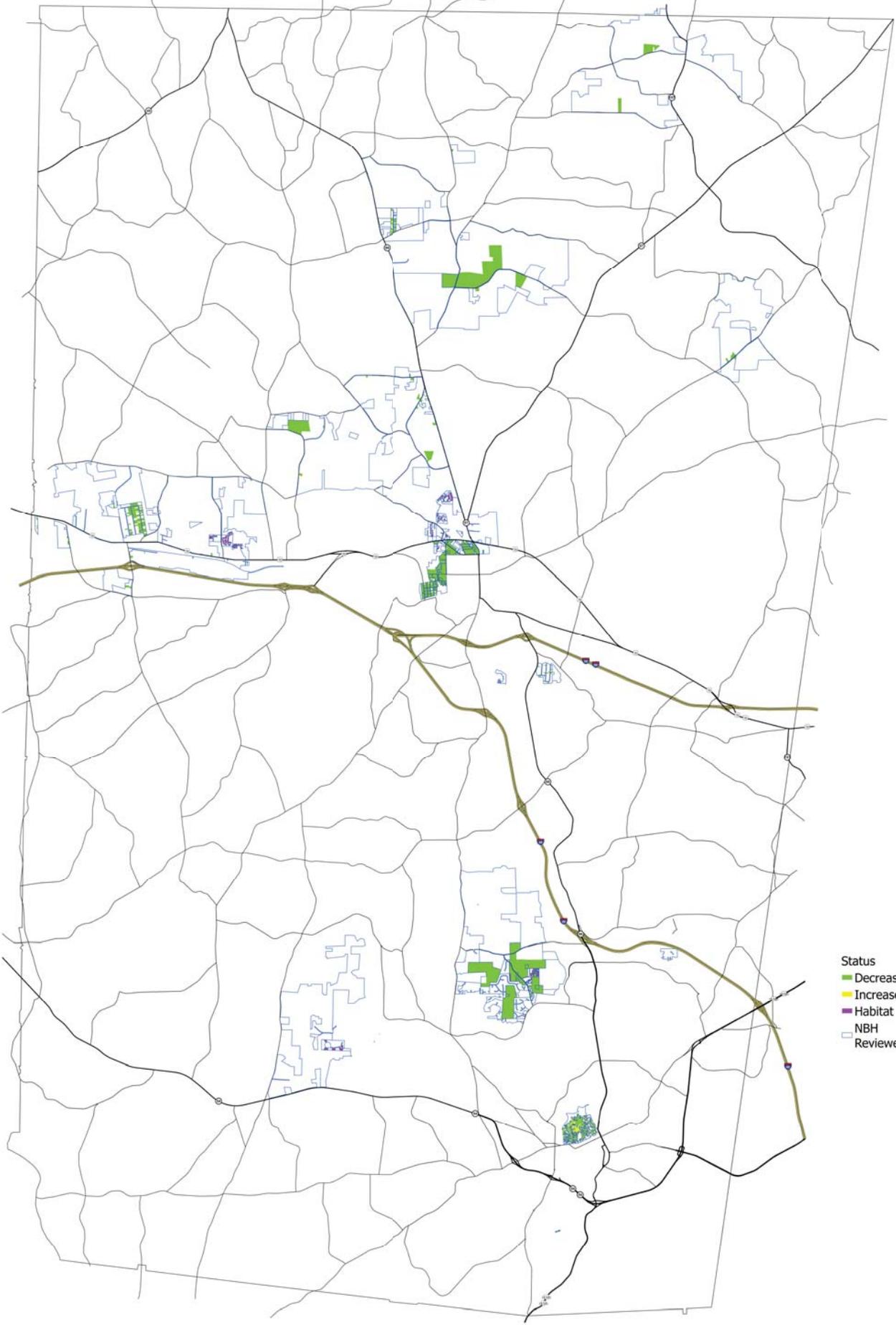
Orange County Formal Appeals 2025



Status
■ Decrease
■ Increase
■ No Change



Orange County Neighborhood Review Changes



- Status
- Decrease
- Increase
- Habitat
- NBH
- Reviewed

