

City of Charlotte

Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202



Meeting Agenda

Monday, March 9, 2026

Council Chamber

City Council Business Meeting

Mayor Vi Lyles

Mayor Pro Tem James Mitchell

Council Member Dimple Ajmera

Council Member Dante Anderson

Council Member JD Mazuera Arias

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Renee Johnson

Council Member LaWana Mayfield

Council Member Joi Mayo

Council Member Kimberly Owens

Council Member Victoria Watlington

5:00 P.M. CITY COUNCIL ACTION REVIEW AND CONSENT AGENDA, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, REGULAR MEETING ROOM 267

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

1. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):

Marie Harris, Strategy and Budget

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items.

[2026-3-09 Council Agenda QA](#)

2. Consent agenda items 30 through 54 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

- A. Items that have not been pulled,
- B. Items with residents signed up to speak to the item, and
- C. Items that have been pulled for a separate vote.

3. Action Preview Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Preview Items

Community Area Plans

Council Resource(s):

Ed Driggs, Transportation, Planning, and Development Committee

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Kathy Cornett, Planning, Design, and Development

Catherine Mahoney, Planning, Design, and Development

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation

- Receive an update on engagement and next steps of the deferred Community Area Plans in advance of upcoming community engagement opportunities.

Bojangles Entertainment Complex

Council Resource(s):

Mayor Pro Tem James Mitchell, Economic Development and Workforce Committee

Staff Resource(s):

Kathleen Cishek, City Engineer

Matthew Hastedt, Chief Financial Officer

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation

- Receive an overview of planned projects and next steps for securing financing and completing capital improvements.

Solid Waste Services Ordinance Revisions

Council Resource(s):

LaWana Mayfield, Housing Committee

Staff Resource(s):

Rodney Jamison, Solid Waste Services

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation

- Receive an overview of the proposed revisions to the city's Solid Waste Service Ordinance as recommended by the Housing Committee.

NOAH Funding Recommendation

Council Resource(s):

LaWana Mayfield, Housing Committee

Staff Resource(s):

Warren Wooten, Housing and Neighborhood Services

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation

- Receive an overview of the Naturally Occurring Affordable Housing funding recommendation for 1001 Tyvola Road.

[4.1 Community Area Planning presentation](#)

[4.4 NOAH Funding Recommendation presentation](#)

5. Closed Session

**6:30 P.M. CITY COUNCIL BUSINESS MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
COUNCIL CHAMBER**

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

6. Brain Injury Awareness Month

Action:

Council Member Johnson will read a proclamation recognizing March as Brain Injury Awareness Month.

PUBLIC FORUM

7. Public Forum

PUBLIC HEARING

8. Public Hearing and Decision for an Installment Financing Contract for Equipment and Public Facilities

Action:

- A. Conduct a public hearing on approval of an installment financing contract not to exceed \$120,000,000 for equipment acquisition and construction of and improvements to facilities,
- B. Adopt a resolution authorizing and approving an installment financing contract for the proposed financing and calling for the execution and delivery of various documents necessary to complete an installment financing contract, and
- C. Adopt a budget ordinance appropriating \$6,600,000 to the Municipal Debt Service Fund.

Staff Resource(s):

Matthew Hastedt, Finance

Explanation

- This action authorizes the city to enter into an installment financing contract not to exceed \$120,000,000 to finance the city's acquisition of certain equipment and construction of and improvements to facilities.
- Installment financing contracts such as Certificates of Participation (COPs) and Limited Obligation Bonds (LOBs) are common debt financing tools used by municipal governments to help fund the purchase of capital equipment and the construction or renovation of facilities.
- The city will enter into an installment financing contract not to exceed \$120,000,000 to finance the city's acquisition of certain equipment and construction of and improvements to facilities, \$113,400,000 of which was appropriated in prior adopted budgets. It also includes \$6,600,000 to refund the Series 2014A COPs. The refund is expected to result in economic savings over the life of the refunding.
- The proceeds from this financing will be used to finance the costs of below and similar other projects:
 - Renovating the Law Enforcement Center for the 911 Expansion,
 - Constructing a new Animal Care and Control Adoption Facility,
 - Implementing ADA transition in facilities,
 - Constructing, renovating, and improving firefighting and other public safety facilities,
 - Completing capital building improvements and sustainability-related utility systems upgrades,
 - Acquiring land for Police hangar and other public safety facilities,
 - Improving other governmental facilities, and
 - Purchasing Charlotte Water equipment.
- The city's obligation to repay the debt will be secured by real property and a security interest in the equipment.
- The Charlotte Water equipment portion will be supported by the Charlotte Water Debt Service Fund.

Fiscal Note

Funding: Municipal Debt Service Fund and Charlotte Water Debt Service Fund

Attachment(s)

Resolution

Budget Ordinance

[Resolution - Installment Financing Contract for Equipment and Public Facilities](#)

[Budget Ordinance - Series 2014A COPs refunding](#)

9. Public Hearing and Decision on a Resolution to Close a Portion of Alleyway off East Worthington Avenue

Action:

- A. Conduct a public hearing to close a portion of alleyway off East Worthington Avenue, and
- B. Adopt a resolution and close a portion of alleyway off East Worthington Avenue.

Staff Resource(s):

Debbie Smith, Transportation
Matt Mahony, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The alleyway is located in Council District 1.

Petitioner

CRD Dilworth, LLC

Right-of-Way to be Abandoned

A portion of alleyway off East Worthington Avenue

Reason

Per the petition submitted by CRD Dilworth, LLC, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
 - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2025-005097A - Abandonment Map](#)

[2025-005097A Resolution to Close 03.09.2026](#)

10. Public Hearing and Decision on a Resolution to Close a Portion of Alleyway off Piedmont Street

Action:

- A. Conduct a public hearing to close a portion of alleyway off Piedmont Street, and
- B. Adopt a resolution and close a portion of alleyway off Piedmont Street

Staff Resource(s):

Debbie Smith, Transportation
Matt Mahony, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The alleyway is located in Council District 1.

Petitioner

Republic Development Group, LLC

Right-of-Way to be Abandoned

A portion of alleyway off Piedmont Street

Reason

Per the petition submitted by Republic Development Group, LLC, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

Skyla Federal Credit Union - No objections

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
 - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2025-005881A - Abandonment Map](#)

[2025-005881A Resolution to Close 03.09.2026](#)

11. Public Hearing and Decision on a Resolution to Close a Portion of Right-of-Way Adjacent to 1519 Crystal Road

Action:

- A. Conduct a public hearing to close a portion of right-of-way adjacent to 1519 Crystal Road, and
- B. Adopt a resolution and close a portion of right-of-way adjacent to 1519 Crystal Road.

Staff Resource(s):

Debbie Smith, Transportation

Matt Mahony, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 1.

Petitioner

Kevin Dagenhart

Right-of-Way to be Abandoned

A portion of right-of-way adjacent to 1519 Crystal Road

Reason

Per the petition submitted by Kevin Dagenhart, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

Harold Salem - No objections

Brett Harlan - No objections

Lloyd Fred Griffie - No objections

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;

- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
- Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2025-004831A - Abandonment Map](#)

[2025-004831A Resolution to Close 03.09.2026](#)

12. Public Hearing and Decision on a Resolution to Close a Portion of Right-of-Way Adjacent to 5516 Gorham Drive

Action:

- A. Conduct a public hearing to close a portion of right-of-way adjacent to 5516 Gorham Drive, and
- B. Adopt a resolution and close a portion of right-of-way adjacent to 5516 Gorham Drive.

Staff Resource(s):

Debbie Smith, Transportation

Matt Mahony, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 6.

Petitioner

David DuBose

Right-of-Way to be Abandoned

A portion of right-of-way adjacent to 5516 Gorham Drive

Reason

Per the petition submitted by David DuBose, the abandonment of the opened right-of-way will reconfigure the area to reflect existing right-of-way conditions.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or

- Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2025-002800A - Abandonment Map](#)

[2025-002800A Resolution to Close 03.09.2026](#)

13. Public Hearing and Decision on a Resolution to Close a Portion of Right-of-Way off Harris Oaks Boulevard

Action:

- A. Conduct a public hearing to close a portion of right-of-way off Harris Oaks Boulevard, and
- B. Adopt a resolution and close a portion of right-of-way off Harris Oaks Boulevard.

Staff Resource(s):

Debbie Smith, Transportation
Matt Mahony, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 4.

Petitioner

Harris Corners Land, LLC

Right-of-Way to be Abandoned

A portion of Harris Oaks Boulevard

Reason

Per the petition submitted by Harris Corners Land, LLC, the abandonment of the opened right-of-way will facilitate future redevelopment of abutting parcels.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
 - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2025-006246A - Abandonment Map](#)

[2025-006246A Resolution to Close 03.09.2026](#)

14. Public Hearing and Decision on Summerwell Mountain Island Voluntary Annexation

Action:

- A. Conduct a public hearing on the Summerwell Mountain Island voluntary annexation, and
- B. Adopt an annexation ordinance with an effective date of March 9, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 2.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this ±49.09-acre "Summerwell Mountain Island" site in northwest Mecklenburg County. The property is located south of Interstate 485, on the west side of Oakdale Road, and adjacent to Long Creek.
- The property is owned by Robin and Rebecca Bell, Elizabeth Sharpe, Joyce Jamieson, Mcall G C & Associates LP, and Midnight Nixon LLC.
- The site is currently developed with residential structures that will be removed prior to any redevelopment.
- The property is zoned N1-A (Neighborhood 1-A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of six parcels: parcel identification numbers 033-074-11, 033-074-12, 033-074-13, 033-074-15, 033-074-17, and 033-074-14.
- The property is located within Charlotte's extraterritorial jurisdiction and shares a boundary with current city limits.
- The intent of the annexation is to extend municipal services to the site to redevelop the site with 158 duplex units and 14 single-family detached units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

- The annexation is consistent with voluntary annexation policy approved by City Council on March 24, 2003; more specifically this annexation:
 - Will not adversely affect the city's ability to undertake future annexations;
 - Will not have undue negative impact on city finances or services; and
 - Will not result in a situation where unincorporated areas will be encompassed by new city limits.

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

[Map - Summerwell Mountain Island Annexation](#)

[Survey - Summerwell Mountain Island Annexation](#)

[Ordinance - Summerwell Mountain Island Annexation](#)

POLICY

15. City Manager's Report

BUSINESS**16. Interlocal Agreement for CATS Regional Express Bus Service with the City of Rock Hill****Action:**

- A. Approve an interlocal agreement between the City of Charlotte and the City of Rock Hill to provide express bus service,**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the interlocal agreement, and**
- C. Authorize the City Manager to renew the agreement for up to four, one-year terms and to amend the agreement consistent with the purpose for which the agreement was approved.**

Staff Resource(s):

Brent Cagle, CATS
Kelly Goforth, CATS
Pamela White, CATS

Explanation

- On September 12, 2022, City Council ratified an interlocal agreement with the City of Rock Hill to provide regional express bus service for up to five years. The current agreement for these services expires on June 30, 2026.
- As part of the Metropolitan Transit Commission's (MTC) adopted financial policies, the City of Rock Hill, South Carolina, reimburses the City of Charlotte for 50 percent of the net operating expenses, including overhead, for the Charlotte Area Transit System's (CATS) regional express bus service between Rock Hill and Uptown Charlotte.
- This service increases transit ridership and reduces single-occupancy vehicles on roadways, which helps with congestion and air quality initiatives across the region.
- The total operating expenditures for the service are estimated to be \$330,000.

Fiscal Note

Funding: Revenues will be deposited in the CATS Operating Fund

Attachment(s)

Resolution

[Resolution - Interlocal Agreement with Rock Hill for CATS Regional Express Bus Service](#)

17. Transportation Demand Management Grant Application

Action:

Adopt a resolution to apply for and accept a Transportation Demand Management Program grant in the amount of \$149,564 from the North Carolina Department of Transportation and provide the necessary assurances and required local match of \$149,564 for the Transportation Demand Management Program.

Staff Resource(s):

Brent Cagle, CATS

Elizabeth Presutti, CATS

Explanation

- The North Carolina Department of Transportation (NCDOT) provides funding to support the outreach and management of Transportation Demand Management (TDM) activities across the state.
- In each large urban area, NCDOT works through one organization to support this initiative. The Charlotte Area Transit System (CATS) serves as the regional Transportation Demand Management organization for the North Carolina Department of Transportation (NCDOT) in the Charlotte-Mecklenburg region.
- TDM programs promote the use of all transportation options available, rather than defaulting to single-occupancy vehicle use. Included among these travel options are carpooling, vanpooling, teleworking, transit, bicycle, flexible work hours, compressed work weeks, and parking policies/pricing structures. CATS also works with area organizations and governmental agencies to advance the program.
- The NCDOT Integrated Mobility Division (IMD) funds TDM programs to continue supporting the provisions of the Ambient Air Quality Improvement Act of 1999, which addressed concerns over ground-level ozone pollution from motor vehicles and the need to deal with increasing Vehicle Miles Traveled (VMT) and nitrogen oxides emissions. The Act established a goal of reducing the growth of commuter VMT in the state by 25 percent from 2000 until 2009, and that goal was achieved. Continuing strides have been made in the years following this achievement.
- Successful award of grant funding would provide CATS the resources to implement marketing campaigns and develop transit education programs with the goal of increasing ridership.
- The NCDOT TDM program requires a 50 percent local match. To receive the grant for fiscal year (FY) 2027, NCDOT requires a City Council resolution ensuring that the 50 percent local match is programmed and available for the TDM program.
- The funding for the program will be included in CATS' FY 2027 operating budget. If approved, funds will be available after July 1, 2026.

Fiscal Note

Funding: TDM funding and CATS Operating Budget

Attachment(s)

Resolution

[Resolution - Transportation Demand Management Grant](#)

18. CATS Red Line Design Contract Amendment

Action:

- A. Approve a contract amendment in an amount not to exceed \$37,900,000 with HDR Engineering, Inc. for planning and design services related to the proposed Red Line,**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved, and**
- C. Adopt a budget ordinance appropriating \$1,500,000 in fund balance in the CATS Debt Service Fund to the CATS Capital Projects Fund.**

Staff Resource(s):

Brent Cagle, CATS
Kelly Goforth, CATS
Brian Nadolny, CATS

Explanation

- The Red Line is a 25-mile commuter rail project using the existing O-Line rail line, which was purchased by the City of Charlotte in September 2024. The Red Line will serve Huntersville, Cornelius, Davidson, and Charlotte and provide the opportunity for expansion into Iredell County. Within the City of Charlotte, the project extends through Council Districts 1, 2, and 4.
- On September 11, 2023, following a competitive solicitation process, City Council approved a contract with HDR Engineering, Inc. in the amount of \$5,000,000 for the planning and design of the Red Line. The initial scope of work included an update of the project definition, including project goals, community outreach, 15 percent grade crossing and track design, Center City alignment options, and station locations.
 - On March 15, 2025, contract amendment #1 was executed in the amount of \$320,024 for process development and support for O-Line right-of-way encroachment approvals.
- This contract amendment will further advance the Red Line design, including the completion of 30 percent design and the environmental document. The scope of work will include public involvement, station area planning, utility coordination, vehicle coordination, track and grade crossing design, systems design, vehicle maintenance facility design, and an updated engineering cost estimate.
- The 30 percent design phase is expected to be completed by the end of 2027.
- The new total value of the contract including this amendment is \$43,220,024.

Background

- On July 1, 2025, the Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act was enacted by the North Carolina General Assembly. The PAVE Act authorized Mecklenburg County to obtain an additional source of revenue to expand and improve roadway systems and public transportation for the Mecklenburg County region by assessing a one percent local sales and use tax subject to voter approval.
- On November 4, 2025, Mecklenburg County voters approved the one percent local sales tax referendum as outlined by the PAVE Act.
- The PAVE Act requires that the Red Line be the first project to be completed.

Disadvantaged Business Enterprise

In accordance with the USDOT Interim Final Rule, at this time, DBE goals cannot be established on contracts executed after October 3, 2025.

Fiscal Note

Funding: CATS Capital Investment Plan

Attachment(s)

Budget Ordinance

[Budget Ordinance - CATS Red Line Design Contract Amendment](#)

19. Initial Findings Resolution on 2026 General Airport Revenue Bonds and Construction Period Financing

Action:

- A. Adopt an initial findings resolution and authorize the City Manager, or his designee, to make appropriate application to the Local Government Commission for issuance of General Airport Revenue Bonds not to exceed \$235,000,000 and construction period financing not to exceed \$175,000,000, and**
- B. Adopt a resolution setting a public hearing on April 27, 2026.**

Staff Resource(s):

Haley Gentry, Aviation

Mike Hill, Aviation

Matthew Hastedt, Finance

Explanation

- Authorize the issuance of up to \$235 million in General Airport Revenue Bonds (GARBS) comprised of the following:
 - New revenue bonds up to \$226 million to provide permanent financing for projects listed below, and
 - Refunding up to \$9 million in outstanding Series 2014A GARBS.
- The 2026 GARBS will provide long-term financing for the following or other similar projects which are part of the Aviation Capital Investment Plan:
 - Design Only Runway 18L/36R Rehabilitation, and
 - Fourth Parallel Runway Program.
- The 2026 GARBS will also be used to refinance all or a portion of the remaining outstanding 2014A GARBS if the city can achieve sufficient debt service savings.
- This action would also authorize a new construction period financing program for up to \$175 million in short-term notes to provide financing for other projects that are in the design phase; it is expected that authorization from City Council for permanent financing for these projects would be requested in two to three years.
- Construction Period Financing such as Bond Anticipation Note (BANs) and Commercial Paper (CP), are commonly used debt financing tools used by municipal governments to help provide short-term interim financing for capital projects.
- The 2026 construction period financing will provide short-term financing for the following or other similar airfield, terminal, and ground transportation projects:
 - Landside Master Plan projects,
 - Early Bag Storage,
 - Runway 18L/36R Rehabilitation,
 - South Ramp Program,
 - Federal Inspection Services, and
 - Terminal Basement Rehabilitation.
- The short-term construction period financing revenue BANs issued in 2023 will not be included as part of this transaction and are expected to be paid off on or before the date the 2026 GARBS are issued using Passenger Facility Charge (PFC) revenues and/or Aviation Operating funds.
- Long- and short-term financing authorized by these actions is secured by Airport revenue, and the Airport's signatory airlines have approved the projects.
- Prior to issuing this debt, a third-party feasibility study will be completed to indicate that sufficient revenues are forecasted to be available to repay the debt.
- Debt issuances must be approved by the Local Government Commission.
- Internal Revenue Service regulations require a public hearing for the projects being financed in the proposed 2026 GARBS.

Fiscal Note

Funding: Airport Debt Service Fund

Attachment(s)

Initial Findings Resolution

[Initial Findings Resolution - 2026 GARBs and Construction Period Financing](#)

NOMINATIONS

20. Nominations to the Agricultural Advisory Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning January 1, 2026, and ending December 31, 2026.

Attachment(s)

Agricultural Advisory Board Applications

21. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending December 13, 2026.
 - Curtis Hayes did not meet attendance requirements.
- One appointment for a partial term recommended by the Black Chamber of Commerce beginning upon appointment and ending April 28, 2027.
 - Charlene Henderson did not meet attendance requirements.
- One appointment for a partial term recommended by the Certified SBE-Hispanic Contractors Association beginning upon appointment and ending April 28, 2026, and a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Domenico Santilli is ineligible for reappointment.
- One appointment for a partial term recommended by the Charlotte Regional Business Alliance beginning upon appointment and ending April 28, 2026, and a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Catherine Morrison did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Minority Contractors Association beginning upon appointment and ending April 28, 2026, and a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Melody Compton did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Native American Association beginning upon appointment and ending April 28, 2026, and a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Gregory Bryant did not meet attendance requirements.

Attachment(s)

Business Advisory Committee Applications

22. Nominations to the Charlotte Business Inclusion Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for an At-Large Representing Prime Construction Company category representative for a three-year term beginning March 1, 2026, and ending February 28, 2029.
 - Gary Beal has served two terms and is ineligible for reappointment.
- One appointment for a three-year term recommended by the Carolinas Association of General Contractors beginning March 1, 2026, and ending February 28, 2029.
 - Sharon Walters has resigned.
- One appointment for a three-year term recommended by the Hispanic Contractors Association of the Carolinas beginning March 1, 2026, and ending February 28, 2029.
 - Carolina Shoffner has resigned.
- One appointment for a three-year term recommended by the Latin American Chamber of Commerce beginning March 1, 2026, and ending February 28, 2029.
 - Erlan Martinez Castro is eligible for reappointment.
- One appointment for a three-year term recommended by the LGBT+ Chamber of Commerce beginning March 1, 2026, and ending February 28, 2029.
 - Ciara Lilly has resigned.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning March 1, 2026, and ending February 28, 2029.
 - Rebecca LaClaire has resigned.

Attachment(s)

Charlotte Business Inclusion Advisory Committee Applications

23. Nominations to the Charlotte International Cabinet

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning July 1, 2025, and ending June 30, 2028.
 - Akofa Dossou is eligible but not interested in reappointment.

Attachment(s)

Charlotte International Cabinet Applications

24. Nominations to the Charlotte Mecklenburg Public Access Corporation

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2028.
 - Logan Rollins did not meet attendance requirements.

Attachment(s)

Charlotte Mecklenburg Public Access Corporation Applications

25. Nominations to the Charlotte Water Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term recommended by Gaston County beginning March 16, 2026, and ending March 15, 2029.

Attachment(s)

Charlotte Water Advisory Committee Applications

26. Nominations to the Community Relations Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Three appointments for a partial term beginning upon appointment and ending June 30, 2028.

Attachment(s)

Community Relations Committee Applications

27. Nominations to the Historic District Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Resident Owner of Plaza-Midwood for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Chris Barth has served two terms and is ineligible for reappointment.

Attachment(s)

Historic District Commission Applications

28. Nominations to the Neighborhood Matching Grants Fund

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Business Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
 - Anthony Chadwick did not meet attendance requirements and is not eligible for reappointment.
- Two appointments for a Neighborhood Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
 - Phyllis Barnette did not meet attendance requirements and is not eligible for reappointment.
 - Jonathan Utrup did not meet attendance requirements and is not eligible for reappointment.

Attachment(s)

Neighborhood Matching Grants Fund Applications

29. Nominations to the Passenger Vehicle for Hire Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Company Operating Certificate Licensee category representative for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Alvin Stennett has served two terms and is ineligible for reappointment.

Attachment(s)

Passenger Vehicle for Hire Board Applications

CONSENT

30. Community Health Worker Services

Action:

- A. Approve a contract in an amount up to \$657,259 with the Charlotte-Mecklenburg Hospital Authority dba Atrium Health to provide Community Health Worker services for a term of one year, and**
- B. Authorize the City Manager, or his designee, to negotiate, amend, extend, and renew the contract for up to one, one-year term, consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Explanation

- The Community Health Worker partnership (Partnership) was originally launched as part of the city's Staying in Place pilot program during the COVID-19 pandemic to respond to increased resident needs related to housing instability, access to health services, and economic disruption.
- The Partnership supports household stability, addresses social determinants of health, and promotes economic mobility through collaborative partnerships with Life Project, OurBridge, West Boulevard Neighborhood Coalition, United Way of Central Carolinas, and Atrium Health.
- Community Health Workers (CHWs) are employed by Atrium Health and work in the community, embedded in community-based organizations and serving as a trusted link between residents, health systems, and social services.
- CHW activities include:
 - Conducting outreach and engaging residents to understand their social, health, and housing needs;
 - Providing navigation and care coordination support based on resident needs; and
 - Connecting residents to resources that support housing stability, healthcare access, and overall well-being based on their unique needs such as health, transportation, childcare, and workforce training.
- This holistic approach to community health aligns with the city's broader goals to provide or otherwise facilitate services that lead to meaningful outcomes for residents. It also reflects the Neighborhood Engagement and Stabilization Commission's recommendation to help residents stay in place by expanding access to services that promote stability and economic mobility through resources, referral services, and community partnerships.
- With the proposed contract, Atrium will provide five CHWs, an increase from the four CHWs currently providing services. These five positions will continue to provide direct, community-based support to residents in the Corridors of Opportunity included in the pilot program (West Sugar Creek, Beatties Ford Road/Rozzelles Ferry, and Albemarle/Central) and will expand CHW services to households in the West Boulevard Corridor in response to needs identified there.

Charlotte Business Inclusion

Contract goals were not established for this contract because the scope of work or goods required does not present viable subcontracting opportunities. Atrium Health will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective departments after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Pay-As-You-Go Funds (PAYGO)

31. McCullough Drive Extension

Action:

Approve a contract in the amount of \$7,068,212.53 to the lowest responsive, responsible bidder Mountaineer Contractors, Inc. for the McCullough Drive Extension project.

Staff Resource(s):

Phil Reiger, General Services
Kathleen Cishek, General Services
Keith Bryant, General Services

Explanation

- This project will improve mobility and connectivity near the McCullough Drive light rail station by extending McCullough Drive approximately 0.3 miles from North Tryon Street to the existing dead end at Ken Hoffman Drive in Council District 4.
- The project will include sidewalk, curb and gutter, paving, grading, drainage, retaining walls, culverts, erosion control, and utilities.
- The extension will improve accessibility for pedestrians, bicyclists, and vehicles to the McCullough Drive light rail station as well as promote economic development by providing infrastructure to support and encourage transit-supportive development.
- On December 9, 2025, the city issued an Invitation to Bid; eight bids were received.
- Mountaineer Contractors, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2029.

Charlotte Business INclusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.11%

Mountaineer Contractors, Inc. exceeded the established contract goal and has committed 7.11% (\$502,420) of the total contract amount to the following certified firm(s):

- RRC Concrete Inc. (MBE) (\$502,420) (concrete)

Established WBE Goal: 8.00%

Committed WBE Goal: 8.10%

Mountaineer Contractors, Inc. exceeded the established contract goal and has committed 8.10% (\$572,490) of the total contract amount to the following certified firm(s):

- Pentacle Inc. (WBE) (\$118,500) (fencing)
- Trull Contracting, LLC (WBE) (\$453,990) (asphalt paving)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - McCullough Drive Extension](#)

32. Monroe Road Streetscape

Action:

Approve a contract in the amount of \$6,077,941.32 to the lowest responsive, responsible bidder Efficient Developments, LLC for the Monroe Road Streetscape project.

Staff Resource(s):

Phil Reiger, General Services
Kathleen Cishek, General Services
Keith Bryant, General Services

Explanation

- This project will include the construction of a shared-use path on both sides of Monroe Road from North Wendover Road to Eaton Road in Council Districts 5 and 6.
- Work will also include the installation of pedestrian beacons, drainage improvements, planting strips, enhanced bus stops with shelters, upgraded crossings, and landscaping.
- On January 6, 2026, the city issued an Invitation to Bid; four bids were received.
- Efficient Developments, LLC selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the third quarter of 2028.

Charlotte Business INclusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.00%

Efficient Developments, LLC met the established contract goal and has committed 7.00% (\$425,456) of the total contract amount to the following certified firm(s):

- Catawba LLC (MBE, SBE) (\$43,050) (fence)
- Darnell Jones Trucking (MBE, SBE) (\$338,000) (hauling)
- Silverback Trucking, LLC (MBE, SBE) (\$44,406) (hauling)

Established WSBE Goal: 15.00%

Committed WSBE Goal: 15.00%

Efficient Developments, LLC met the established contract goal and has committed 15.00% (\$911,692) of the total contract amount to the following certified firm(s):

- AHD Concrete LLC (SBE) (\$511,550) (concrete)
- B&N Grading Inc. (WBE) (\$144,363) (milling)
- On Time Construction Inc. (WBE, SBE) (\$170,734) (masonry)
- Striping Concepts (SBE) (\$55,045) (pavement markings)
- WGR Southeast LLC (WBE, SBE) (\$30,000) (erosion control)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Monroe Road Streetscape](#)

33. Specialty Truck Body Repair and Maintenance Services

Action:

- A. Approve contracts for specialty truck body repair and maintenance services for a term of three years with the following:**
- **BSI Operations LLC dba Baucom Service Inc.,**
 - **Jet-Vac Equipment Company, LLC,**
 - **Joe Johnson Equipment LLC, and**
- B. Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Chris Trull, General Services

Explanation

- General Services' Fleet Management Division requires qualified heavy-equipment dealers and service providers to support the repair, maintenance, diagnostics, warranty, and technical needs of the city's heavy-duty service vehicles.
- These contracts will include authorized service, technical support, and warranty coverage necessary to keep vehicles available for daily operations.
- On December 16, 2025, the city issued a Request for Proposals (RFP); four responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to the RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$600,000.

Charlotte Business INclusion

Contract goals were not established for this contract because there were limited certified MWSBEs available within the city's database capable of performing the required work or providing the necessary goods. This determination was made based on a comprehensive search by CBI and relevant departments, utilizing the city's vendor registration system, relevant market research, and an assessment of the work required by the contract.

Fiscal Note

Funding: Fleet Management Fund

34. Structural Engineering and Parking Deck Inspection Services

Action:

- A. Approve service contracts for structural engineering and parking deck inspection services for a term of three years with the following:**
- Carolina Transportation Engineers & Associates (SBE),
 - LaBella Associates,
 - NV5,
 - SKA Consulting Engineers, Inc., and
- B. Authorize the City Manager to renew the contracts for one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Bill Witherell, General Services

Explanation

- The General Services Department is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, and public safety.
- This contract is for as-needed structural engineering design and inspection services for maintenance and minor renovation projects across city facilities and parking decks.
- On November 3, 2025, the city issued a Request for Qualifications (RFQ); 10 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, and responsiveness to the RFQ requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$300,000.

Charlotte Business INclusion

Carolina Transportation Engineers & Associates is a city-certified SBE. Contract goals were not established for this contract because the scope of work or goods required does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: General Services Operating Budget

35. Vehicle Telematics Services

Action:

- A. **Approve the purchase of vehicle telematics services from a cooperative contract,**
- B. **Approve a contract with Blue Arrow Technologies for the purchase of vehicle telematics services for a term of three years under Sourcewell #102924-GEO, and**
- C. **Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contact.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Chris Trull, General Services

Explanation

- Vehicle telematics provide asset management data that support fleet maintenance activities and fleet electrification analysis, aligning with the city's Strategic Energy Action Plan goals.
- Blue Arrow Technologies is an authorized reseller of Geotab telematics services, offering comprehensive support and analytics.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be \$1,200,000.

Charlotte Business INclusion

Cooperative purchasing contracts leverage contracts established by other governmental agencies and do not involve the city conducting a bidding process and are thus exempt from CBI Program goals. Subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

Fiscal Note

Funding: Fleet Management Fund

36. Franklin Water Treatment Plant Clearwell Improvements Contract Amendments

Action:

- A. Approve contract amendment #2 for \$3,209,308.41 to the contract with Sanders Utility Construction Co., Inc. for the Franklin Water Treatment Plant Clearwell Improvements Project, and**
- B. Approve contract amendment #1 for \$588,670 to the contract with Hazen and Sawyer for engineering services.**

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- This project includes the installation of new piping, valves, and fittings at the Franklin Water Treatment Plant (WTP) (located in Council District 2) to optimize the water treatment process. The project also includes repairs to existing facilities and the addition of a new chemical feed system.

Action A

- On July 10, 2023, following a competitive solicitation process, City Council approved a contract with Sanders Utility Construction Co., Inc. for \$66,741,735 for the Franklin WTP Clearwell Improvements Project.
 - Contract amendment #1 in the amount of \$2,000,000 was needed for emergency repairs at Franklin WTP.
 - Contract amendment # 2 is needed for additional needed repairs discovered during construction.
- The new value of the contract including this amendment is \$71,951,043.41.

Action B

- On December 14, 2020, following a competitive solicitation process, City Council approved a contract with Hazen and Sawyer for the design of the Franklin WTP Clearwell Improvements project. The approval included the selection of Hazen and Sawyer for future phases of work on the project.
- On July 10, 2023, City Council approved a contract with Hazen and Sawyer for \$1,640,000 for engineering services for the Franklin WTP Clearwell Improvements Project.
 - Contract amendment #1 is needed for engineering support associated with the additional needed repairs discovered during construction.
- The new value of the contract including this amendment is \$2,228,670.

Charlotte Business INclusion

Action A

The contract with Sanders Utility Construction Co., Inc. has a MWSBE project commitment of 6.00%. All additional work involved in this contract amendment will be performed by Sanders Utility Construction Co., Inc. and their existing subcontractor(s):

- Buffkin Trucking, Inc. (MBE, SBE) (hauling services)
- Diamond Trucking of NC, Inc. (MBE, SBE) (hauling services)
- Jim Bob's Grading & Paving, Inc. (SBE) (asphalt milling and paving)
- Sun King Trucking, LLC (MBE, SBE) (hauling services)
- Martin Landscaping Company, Inc. (MBE, SBE) (seeding and landscaping)
- Mid Atlantic Erosion Control, Inc. (MBE, SBE) (erosion control)
- Tryon Services (SBE) (electrical)

Action B

All additional work involved in this contract amendment will be performed by Hazen and Sawyer and their

existing subconsultant(s)

- Froehling & Robertson, Inc. (MBE) (materials testing)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

37. Storm Drainage Improvement Project - 2831 Flintridge Drive

Action:

- A. Approve a contract in the amount of \$2,079,248.70 to the lowest responsive bidder United of Carolinas, Inc. for the 2831 Flintridge Drive Storm Drainage Improvement Project, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This project will replace aging infrastructure and reduce flooding on Flintridge Drive near its intersection with Lockmont Drive in Council District 5.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, and asphalt paving.
- On January 5, 2026, the city issued the Invitation to Bid; eight bids were received
- United of Carolinas, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INclusion

Established MBE Goal: 6.00%

Committed MBE Goal: 6.06%

United of Carolinas, Inc. exceeded the established contract goal and has committed 6.06% (\$126,000) of the total contract amount to the following certified firm(s):

- Cesar A Leon (MBE, SBE) (\$90,000) (hauling)
- Silverback Brothers LLC (MBE, SBE) (\$36,000) (hauling)

Established WSBE Goal: 5.00%

Committed WSBE Goal: 5.05%

United of Carolinas, Inc exceeded the established contract goal and has committed 5.05% (\$105,000) of the total contract amount to the following certified firm(s):

- JM Custom Construction LLC (WBE, SBE) (\$8,000) (concrete)
- Parsi Trucking LLC (WBE) (\$67,000) (hauling)
- Whitesell Trucking, Inc (SBE) (\$30,000) (construction)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - 2831 Flintridge Drive SDIP](#)

38. Storm Water Repair and Improvement Projects

Action:

- A. Approve a contract in the amount of \$759,301.96 to the lowest responsive bidder Hux Contracting LLC (SBE) for the Storm Water Repair and Improvement FY2026-F Projects, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This contract is part of an ongoing program to provide repairs and/or improvements to storm drainage systems across the city.
- Approximately 10 projects may be constructed from this contract. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On January 20, 2026, the city issued an Invitation to Bid; five bids were received.
- Hux Contracting LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the third quarter of 2027.

Charlotte Business INclusion

Hux Contracting LLC is a city-certified SBE.

Established MBE Goal: 8.00%

Committed MBE Goal: 8.03%

Hux Contracting LLC exceeded the established contract goal and has committed 8.03% (\$61,000) of the total contract amount to the following certified firm(s):

- Above Average Trucking Co., Inc. (MBE, SBE) (\$36,000) (hauling)
- RRC Concrete, Inc. (MBE) (\$25,000) (concrete)

Established WSBE Goal: 4.00%

Committed WSBE Goal: 4.08%

Hux Contracting LLC exceeded the established contract goal and has committed 4.08% (\$31,000) of the total contract amount to the following certified firm(s):

- Carolina Cajun Concrete, Inc. (SBE) (\$31,000) (concrete and masonry)

Fiscal Note

Funding: Stormwater Capital Investment Plan

39. CATS On-Call Rail Maintenance of Way Services

Action:

- A. Approve a contract amendment for \$2,250,000 to the contract with RJ Corman Railroad Services LLC for on-call maintenance of way rail services, and**

- B. Authorize the City Manager to further amend the contract consistent with the purpose for which the contract and this amendment were approved.**

Staff Resource(s):

Brent Cagle, CATS

Victoria Johnson, CATS

Gary Lee, CATS

Explanation

- This contract provides for on-call rail maintenance services of way including inspections and maintenance along CATS rail lines. These services help CATS to proactively address emerging deficiencies, mitigate risk of system failures, and prevent asset deterioration.
- On December 1, 2025, following a competitive solicitation process, the city entered into a contract with RJ Corman Railroad Services LLC for \$294,000 for on-call rail maintenance of way services for a term of three years.
 - This contract amendment is needed to support anticipated repair volumes and expanded maintenance requirements.
- Additional annual expenditures are estimated to be \$450,000. The new estimated value of the contract including this amendment is \$2,544,000.

Charlotte Business INclusion

Contract goals were not established for this contract because the scope of work or goods required does not present viable subcontracting opportunities. RJ Corman Railroad Services LLC will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: CATS Operating Budget

40. CATS Parking Deck Repair Services

Action:

- A. Reject the low bid submitted by Freyssinet, Inc. for CATS parking deck repair services, and**
- B. Approve a contract in the amount of \$889,700 to the lowest responsive, responsible bidder Strickland Waterproofing Company, Inc. for CATS parking deck repair services.**

Staff Resource(s):

Brent Cagle, CATS
Kelly Goforth, CATS
Jill Brim, CATS

Explanation

- This project will complete repairs to multiple CATS parking decks to maintain operational integrity and a state of good repair.
- The six parking decks are located at four Blue Line stations (J.W. Clay Boulevard, University City Boulevard, Sugar Creek, and I-485/South Boulevard) and two CATS operations facilities (North Davidson Bus Facility and South Tryon Bus Facility) (Council Districts 1, 3 and 4).
- The work will include, but is not limited to, concrete repairs, seal replacement, crack repairs, and drainage repairs.
- On December 2, 2025, the city issued an Invitation to Bid; four bids were received.
- Strickland Waterproofing Company, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2027.

Reject Low-Bid Explanation

The low bid from Freyssinet, Inc. in the amount of \$589,348.50 was found to be non-responsive due to a bid bond not accompanying their submission, which is a requirement under NC General Statute Section 143.129(b).

Charlotte Business INclusion

Strickland Waterproofing Company, Inc. has elected to self-perform 100% of the work on this contract and has provided the required documentation to demonstrate that it can perform all scopes of work on this contract with its own forces.

Fiscal Note

Funding: CATS Capital Investment Plan

41. Airport American Express Sidecar Lounge Lease

Action:

- A. **Approve a lease with American Express Travel Related Services Company, Inc. at the Airport for a term of five years, and**

- B. **Authorize the City Manager to renew the lease for one, five-year term consistent with the purpose for which the lease was approved.**

Staff Resource(s):

Haley Gentry, Aviation

Theodore Kaplan, Aviation

Explanation

- Upon completion of the Airport's Concourse A Expansion Phase 2 project in 2024, the Airport gained additional leasable space available for commercial use.
- On September 23, 2024, the Airport issued a Request for Proposals (RFP) for a Commercial Lease Opportunity of 4,641 leasable square feet in Concourse A; two responses were received.
- American Express Travel Related Services Company, Inc. best meets the city's needs in terms of qualifications, experience, cost, responsiveness to RFP requirements, and conceptual design.
- Terms of the lease include:
 - Lease term of five years with one, five-year renewal option,
 - Annual lease rate of \$200 per square foot, to be increased 2.50 percent annually,
 - Lessee must contribute a minimum capital investment of \$7.15 million, and
 - Airport receives a percentage fee equal to 25 percent of gross revenues generated at the space.

Airport Concessions Disadvantaged Business Enterprise (ACDBE)

In accordance with the USDOT Interim Final Rule, at this time, ACDBE goals cannot be established on contracts executed after October 3, 2025.

Fiscal Note

Funding: Aviation Operating Budget

42. Airport Facility Lease Amendment - 5800 Tunnel Road

Action:

- A. **Approve a lease amendment with American Airlines, Inc. for additional office and warehouse space, and**

- B. **Authorize the City Manager to amend and extend the lease for up to two, one-year terms consistent with the purpose for which the lease was approved.**

Staff Resource(s):

Haley Gentry, Aviation

Ted Kaplan, Aviation

Explanation

- American Airlines, Inc. currently leases three suites in the facility located at 5800 Tunnel Road and wishes to expand into the remaining available suite in the facility.
- The additional suite consists of 817 square feet of office area and 2,109 square feet of warehouse area within a multi-tenant, airfield-adjacent facility within the cargo campus of the Airport.
- Terms of the amendment include:
 - Additional annual lease revenue of \$20,297.50 based on current fair market valuation as determined by property appraisal, and
 - Lease expiration on December 31, 2027.

Fiscal Note

Funding: Revenues from this lease will be deposited into the Aviation Operating Budget

43. Airport Federal Inspection Station Facility and Concourse D Renovations Design Contract Amendment

Action:

- A. **Approve contract amendment #7 for \$1,150,192 to the contract with RS&H Architects-Engineers-Planners, Inc. for the Federal Inspection Station Facility and Concourse D Renovations project, and**

- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.**

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- Aviation is undergoing a renovation of the Federal Inspection Station (FIS) facility and Concourse D.
- The project will provide for the demolition and reconstruction of all interior areas of the existing FIS facility and a 99,000 square-foot renovation on the ticket level of Concourse D, to include concourse corridors, holdrooms, and restrooms.
- On February 24, 2020, following a competitive solicitation process, City Council approved a contract with RS&H Architects-Engineers-Planners, Inc. for \$4,330,965 to provide design services for the FIS and Concourse D Renovations project.
 - Amendment #1 in the amount of \$438,570 was needed for additional design services for relocating the FBI suite, a new electrical room and baggage carousel, and automatic tag readers.
 - Amendment #2 in the amount of \$496,136 was needed for dividing the original scope of work into three bid packages and construction administration (CA) services for Package 1.
 - Amendment #3 in the amount of \$137,005 was needed for re-scoping Package 2 and additional CA services for fire alarm improvements added to Package 1.
 - Amendment #4 in the amount of \$1,015,273 was needed for CA services for Package 2.
 - Amendment #5 in the amount of \$246,260 was needed for design and CA services for the replacement of the five existing Concourse D elevators.
 - Amendment #6 in the amount of \$66,040 was needed for additional CA services for mechanical, electrical, and plumbing commissioning.
 - Amendment #7 includes preliminary design services needed for the redesign of the FIS facility, design services for FIS Secondary Processing area relocation, and design and CA services for a new elevator on the south side of Concourse D.
- The new value of the contract including this amendment is \$7,880,441.

Charlotte Business INclusion

All additional work involved in this amendment will be performed by RS&H Architects-Engineers-Planners, Inc. and their existing subconsultants. RS&H Architects-Engineers-Planners, Inc. has committed 13.01% (\$149,660) of the contract amendment amount to the following certified firm(s):

- Hartranft Lighting Design (SBE) (\$10,000) (custom lighting)
- The Wilson Group Architect (SBE) (\$139,660) (architecture support, concept design)

Fiscal Note

Funding: Aviation Capital Investment Plan

44. Financial Auditing Services

Action:

- A. Authorize the City Manager to negotiate and execute a contract with Cherry Bekaert, LLP for financial auditing services for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Matthew Hastedt, Finance

David Browne, Finance

Explanation

- State law requires City Council to select a certified public accounting firm to audit the city's accounting records and annual financial report and to evaluate internal controls at the end of each fiscal year.
- The audit includes financial and compliance examinations, as well as issuance of appropriate reports for the fiscal year ending June 30, annually.
- The audit reports include the city's Annual Comprehensive Financial Report and Single Audits for Federal and State funding sources.
- The contract also includes optional reports for CATS, which will be paid for by the respective entity if utilized.
- On November 25, 2025, the city issued a Request for Proposals (RFP); four responses were received.
- Cherry Bekaert, LLP best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to the RFP requirements.
- Cherry Bekaert, LLP will present a report on their audit annually to City Council.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$450,000.

Charlotte Business INclusion

Cherry Bekaert, LLP has elected to self-perform 100% of the work on this contract and has provided the required documentation to demonstrate that it can perform all scopes of work on this contract with its own forces.

Fiscal Note

Funding: Various Department Operating Budgets

45. Investment Custodian and Trustee Services

Action:

- A. Approve a contract with U.S Bank for investment custodian and trustee services for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Matthew Hastedt, Finance

Sandy Ryland, Finance

Mitali Shah, Finance

Explanation

- Investment Custodian and Trustee services are needed to provide trust custody accounts and safe-keeping services for the city's Consolidated Investment Pool and debt program.
- The city manages a \$2.8 billion Consolidated Investment Pool as part of its daily operations and is invested in accordance with NC General Statute Section 159-30 and 159-31. Investments in this portfolio are managed with the objectives of safety, liquidity, and return and typically have daily settlement activity.
- The city also manages a \$6.4 billion debt program authorized under NC General Statute 160A-20 and NC General Statute Section Chapter 159, Article 7. Long-term and short-term debt may be used to finance essential capital facilities, projects, and capital equipment purchases.
- On February 20, 2026, the city issued a Request for Proposals (RFP); four responses were received.
- U.S. Bank best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to the RFP requirements.
- Annual expenditures are estimated to be \$193,200.

Charlotte Business INclusion

Contract goals were not established for this contract because the scope of work or goods required does not present viable subcontracting opportunities. U.S Bank will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective departments after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Consolidated Investment Pool and various Debt Service Funds

46. Set a Public Hearing on the Faires Farm Silos Historic Landmark Designation

Action:

Adopt a resolution setting a public hearing for April 27, 2026, to consider historic landmark designation for the property known as the "Faires Farm Silos" (parcel identification number 051-293-17).

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):

Stewart Gray, Historic Landmark Department Director

Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Staff Resource(s):

Erin Chantry, Planning, Design, and Development

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Faires Farm Silos as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Faires Farm Silos are located at 9520 Faires Farm Road in Council District 4.
- Designation of this property could significantly contribute to its long-term preservation.
- The Faires Farm Silos are listed under parcel identification number 051-293-17, and the recommended designation would include the exterior of each of the two silo structures and a 25-foot radius of the land immediately surrounding each silo structure, measured in each direction from the exterior surface of each structure.
- The property is zoned INST(CD).
- The property is owned by Iglesia Cristiana Fuente De Vida Eterna.
- The property is currently exempt from the payment of property taxes.

Attachment(s)

Information Sheet

Resolution

[Information Sheet - Faires Farm Silos HLD](#)

[Resolution - Faires Farm Silos HLD Public Hearing](#)

47. Resolution of Intent to Abandon a Portion of Alleyway off Wadsworth Place

Action:

- A. Adopt a Resolution of Intent to abandon a portion of alleyway off Wadsworth Place, and
- B. Set a public hearing for April 27, 2026.

Staff Resource(s):

Debbie Smith, Transportation
Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The alleyway is located in Council District 1.

Petitioner

Theodore and Beverly Greve

Attachment(s)

Map
Resolution

[2025-006583A - Abandonment Map](#)

[2025-006583A Resolution of Intent 03.09.2026](#)

48. Resolution of Intent to Abandon a Portion of Opened Right-of-Way Adjacent to Raleigh Street

Action:

- A. **Adopt a Resolution of Intent to abandon a portion of opened right-of-way adjacent to Raleigh Street, and**

- B. **Set a public hearing for April 27, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 1.

Petitioner

Tony Kuhn

Attachment(s)

Map

Resolution

[2025-007008A - Abandonment Map](#)

[2026-007008A Resolution of Intent 03.09.2026](#)

49. Resolution of Intent to Abandon a Portion of Right-of-Way off Hoyt Hinson Road

Action:

- A. Adopt a Resolution of Intent to abandon a portion of right-of-way off Hoyt Hinson Road, and
- B. Set a public hearing for April 27, 2026.

Staff Resource(s):

Debbie Smith, Transportation
Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 2.

Petitioner

Mecklenburg County

Attachment(s)

Map
Resolution

[2024-005688A - Abandonment Map](#)

[2025-005688A Resolution of Intent 03.09.2026](#)

50. Resolution of Intent to Abandon a Portion of Right-of-Way off Wake Drive

Action:

- A. Adopt a Resolution of Intent to abandon a portion of right-of-way off Wake Drive, and
- B. Set a public hearing for April 27, 2026.

Staff Resource(s):

Debbie Smith, Transportation
Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 2.

Petitioner

QuikTrip Corporation

Attachment(s)

Map
Resolution

[2025-006945A - Abandonment Map](#)

[2025-006945A Resolution of Intent 03.09.2026](#)

CONSENT - PROPERTY TRANSACTIONS

51. Property Transactions - Arrowood Road and Forest Point Boulevard, Parcel # 1

Action: Approve the following condemnation: Strategic Investment Area Arrowood Road and Forest Point Boulevard, Parcel # 1

Project: Arrowood Road and Forest Point Boulevard

Owner(s): YK Forest Point LLC

Property Address: 7900 Forest Point Boulevard

Total Parcel Area: 109,096 sq. ft. (2.504 ac.)

Property to be acquired by Easements: 321 sq. ft. (0.007 ac.) in sidewalk utility easement and 305 sq. ft. (0.007 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-D(CD)

Use: Business (conditional zoning)

Parcel Identification Number(s): 203-031-32
<https://polaris3g.mecklenburgcountync.gov/pid/20303132>

Appraised Value: \$3,550

Property Owner's Concerns: Unknown, no response received.

City's Response to Property Owner's Concerns: Property owner is unresponsive.

Recommendation: The recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

Council District: 3

Attachment(s): Map

[Map - Arrowood Rd and Forest Point Blvd, Parcel #1](#)

52. Property Transactions - Arrowood Road Pedestrian Hybrid Beacon at Granite Point Drive, Parcel # 4

Action: Approve the following condemnation: Strategic Investment Area Arrowood Road Pedestrian Hybrid Beacon at Granite Point Drive, Parcel # 4

Project: Arrowood Road Pedestrian Hybrid Beacon at Granite Point Drive

Owner(s): TRC Arrowood, LLC

Property Address: 8930 Mont Carmel Lane

Total Parcel Area: 656,090 sq. ft. (15.062 ac.)

Property to be acquired by Easements: 286 sq. ft. (0.007 ac.) in permanent utility easement, 42 sq. ft. (0.001 ac.) in permanent shelter easement, 29 sq. ft. (0.001 ac.) in sidewalk utility easement, and 708 sq. ft. (0.016 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-B

Use: Neighborhood 1-B

Parcel Identification Number(s): 169-241-03

<https://polaris3g.mecklenburgcountync.gov/pid/16924103>

Appraised Value: \$1,850

Property Owner's Concerns: The city is unable to reach an agreement with the property owner.

City's Response to Property Owner's Concerns: The City continues to negotiate with the property owner.

Recommendation: The recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

Council District: 3

Attachment(s): Map

[Map - Arrowood Rd PHB at Granite Point Dr, Parcel #4](#)

53. Property Transactions - CATS ADA Bus Stop Improvements Group 1, Parcel # 8

Action: Approve the following condemnation: CATS ADA Bus Stop Improvements Group 1, Parcel # 8

Project: CATS ADA Bus Stop Improvements Group 1

Owner(s): Sam's Mart, LLC

Property Address: 5210 Reagan Drive

Total Parcel Area: 144,311 sq. ft. (3.313 ac.)

Property to be acquired by Easements: 466 sq. ft. (0.011 ac.) permanent shelter easement and 769 sq. ft. (0.018 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Tree

Zoned: CG

Use: General Commercial

Parcel Identification Number(s): 089-064-42
<https://polaris3g.mecklenburgcountync.gov/pid/08906442>

Appraised Value: \$13,500

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property and compensation offered.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project. The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify their counteroffer. The city continues to negotiate with the property owner.

Recommendation: To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

Council District: 1

Attachment(s): Map

[Map - CATS ADA Bus Stop Improvements Group 1, Parcel #8](#)

54. Property Transactions - CATS ADA Bus Stop Improvements Group 1, Parcel # 15

Action: Approve the following condemnation: CATS ADA Bus Stop Improvements Group 1, Parcel # 15

Project: CATS ADA Bus Stop Improvements Group 1

Owner(s): Bascom's Corner, LLC

Property Address: 2910 Mt. Holly Huntersville Road

Total Parcel Area: 340,051 sq. ft. (7.807 ac.)

Property to be acquired by Easements: 376 sq. ft. (0.009 ac.) permanent shelter easement and 647 sq. ft. (0.015 ac.) in temporary construction easement

Structures/Improvements to be impacted: Irrigation system

Landscaping to be impacted: None

Zoned: B1(CD)

Use: Neighborhood Business (conditional)

Parcel Identification Number(s): 031-132-03
<https://polaris3g.mecklenburgcountync.gov/pid/03113203>

Appraised Value: \$6,525

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project.

Recommendation: To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

Council District: 2

Attachment(s): Map

[Map - CATS ADA Bus Stop Improvements Group 1, Parcel #15](#)

Adjournment

REFERENCES

55. Reference - Property Acquisitions and Condemnations

- The city has negotiated in good faith to acquire the properties set forth below.
- For acquisitions, the property owner and staff have agreed on a price based on appraisals and/or estimates.
- In the case of condemnations, the value was established by an independent, certified appraisal followed by a third-party appraisal review.
- Real Estate staff diligently attempts to contact all property owners by:
 - Sending introductory letters via regular and certified mail,
 - Making several site visits,
 - Leaving door hangers and business cards,
 - Seeking information from neighbors,
 - Searching the internet,
 - Obtaining title abstracts, and
 - Leaving voice messages.
- For most condemnation cases, the city and the property owner(s) have been unable to reach a settlement. In some cases, condemnation is necessary to ensure a clear title to the property.
- If the City Council approves the resolutions, the City Attorney's office will initiate condemnation proceedings. As part of the condemnation process, real estate staff and the City Attorney's Office will continue to negotiate, including court-mandated mediation, in an attempt to resolve the matter. Most condemnation cases are settled by the parties prior to going to court.
- If a settlement cannot be reached, the case will proceed to a trial before a judge or jury to determine "just compensation."
- Full text of each resolution is on file with the City Clerk's Office.
- The definition of easement is a right created by grant, reservation, agreement, prescription, or necessary implication, which one has in the land of another, it is either for the benefit of land, such as right to cross A to get to B, or "in gross," such as public utility easement.
- The term "fee simple" is a synonym for ownership and is an estate under which the owner is entitled to unrestricted powers to dispose of the property, and which can be left by will or inherited.

56. Reference - Property Transaction Process

Property Transaction Process Following City Council Approval for Condemnation

The following overview is intended to provide further explanation for the process of property transactions that are approved by City Council for condemnation.

Approximately six weeks of preparatory work is required before the condemnation lawsuit is filed. During this time, the City continues to negotiate with the property owner in an effort to reach a mutual settlement.

- If a settlement is reached, the condemnation process is stopped, and the property transaction proceeds to a real estate closing.
- If a settlement cannot be reached, the condemnation lawsuit is filed. Even after filing, negotiations continue between the property owner and the City's legal representative. Filing of the condemnation documents allows:
 - The City to gain access and title to the subject property so the capital project can proceed on schedule.
 - The City to deposit the appraised value of the property in an escrow account with the Clerk of Court. These funds may be withdrawn by the property owner immediately upon filing, and at any time thereafter, with the understanding that additional funds transfer may be required at the time of final settlement or at the conclusion of litigation.
- If a condemnation lawsuit is filed, the final trial may not occur for 18 to 24 months; however, a vast majority of the cases settle prior to final trial. The City's condemnation attorney remains actively engaged with the property owner to continue negotiations throughout litigation.
 - North Carolina law requires that all condemnation cases go through formal non-binding mediation, at which an independent certified mediator attempts to facilitate a successful settlement. For the minority of cases that do not settle, the property owner has the right to a trial by judge or jury in order to determine the amount of compensation the property owner will receive.

57. Reference - Charlotte Business INclusion Program

The following excerpts from the City of Charlotte's Charlotte Business INclusion Administrative Procedures Manual are intended to provide further explanation for those agenda items that reference the Charlotte Business INclusion Program in the business meeting agenda.

Section 7.11 Small Business Market Strategy

Section 7.11: The Business Inclusion Officer may develop a market strategy for SBEs that may consist of setting aside certain classes or sizes of contracts for targeted Solicitations to SBEs.

Section 3.1 Contract Goals

Section 3.1.2: Contract Goals: One or more contract goals may be established for all Contracts of \$100,000 or more.

Section 3.1.3: Types of Contract Goals: A Contract Goal can be a (i) MWSBE Goal, (ii) MBE Goal, (iii) SBE Goal, (iv) WBE Goal, (v) MSBE Goal, (vi) WSBE Goal or (vii) MWBE Goal.

Section 3.1.4: Participation Plan for Specific City Agreements:

3.1.4.1: Participation Plans shall be used for Contracts using the Infrastructure Reimbursements Agreements, Developer Agreements, Financial Partner agreements, design-build construction delivery method, construction manager at-risk delivery method, and public-private partnership construction delivery method. The Business Inclusion Officer may require a Participation Plan for other Contracts not specified in this section.

3.1.4.2: The Business Inclusion Officer shall draft a Participation Plan describing what outreach and other efforts the Contractor will be required to undertake to meet the Contract Goals established for the Contract. Any revisions to a Participation Plan after submission shall be approved in writing by the Business Inclusion Officer.

Section 3.1.5: Negotiated Contract Goals:

3.1.5.1: The City may negotiate with a Business Enterprise regarding prospective MWSBE utilization on a Contract prior to its Solicitation. In such instances, the negotiation regarding any Contract Goals may involve scopes of work that are undefined prior to Solicitation but will consist of an overall City expenditure of funds that is known.

Section 3.1.6: No Contract Goals: Contract Goals will not be established on a Contract if (i) there are no MWSBEs to perform the work for the Contract or (ii) it is an Exempt Contract.

Section 8.0 Definitions

Section 8.15: Contract: Any written agreement between the City and Business Enterprise, or any modification thereof, obligating the Business Enterprise to furnish goods or services to the City or perform construction activities for the City. This term shall not include exempt contracts.

Section 8.21: Exempt Contracts: The following Contracts are exempt from all aspects of the CBI Program unless a Department elects otherwise:

8.21.1 Federal Funded Agreements: Contracts that are subject to the U.S. Department of Transportation Disadvantaged Business Enterprise Program as set forth in 49 CFR Part 26 or any successor legislation.

8.21.2 Financial Partner Agreements: Contracts with a Financial Partner that has an existing MWSBE program or DBE program that the Financial Partner uses regularly and can provide evidence thereof.

8.21.3 Interlocal Agreements: Contracts with other units of federal, state, or local government.

8.21.4 Legal Services: Contracts to provide legal services on behalf of the City or its employees or elected officials.

8.21.5 No Competitive Process: Contracts that are entered into without a competitive process, or entered into based on a competitive process administered by an entity other than the City, including but not limited to agreements that are entered into by sole sourcing, piggybacking, buying off the North Carolina State contract, buying from a competitive bidding group purchasing program

as allowed under North Carolina General Statutes § 143-129(e)(3), or using the emergency procurement procedures established by the North Carolina General Statutes.

8.21.6 Real Estate Leasing and Acquisition: Contracts for the acquisition or lease of real estate.

8.21.7 Special Exemptions: Contracts where the Department and the Business Inclusion Officer agree that there was no discretion to hire an MWSBE including, but not limited to, payments or reimbursements to City employees or the procurement of utilities.

8.21.8 State Funded Agreements. Contracts that are subject to an MWBE Goal set by the State of North Carolina pursuant to North Carolina General Statutes § 143- 128.2

Section 5.0: Responsibilities After Contract Award

Section 5.4: New Subcontracting Opportunities

5.4.1: If a Contract has a previously unidentified opportunity for MWSBE participation or if a scope of work has been enlarged or increased, then the Contractor shall notify the Department Head.

5.4.2 Notice: Contractor shall promptly notify the Department Head of the new opportunity for MWSBE participation and whether existing MWSBE Subcontractors on the Contract can and/or will perform the new work.

5.4.3 Response: Upon receipt of the notice under Section 5.4.2, the Department Head shall notify the Contractor that (i) there will be no Supplemental Goal or (ii) there will be a Supplemental Goal based on MWSBE availability.

Section 7.12: Financial Partners

7.12.1 Exemption: If a Financial Partner currently administers a program for MWSBEs, then the Financial Partner may seek an exemption from the Business Inclusion Officer by communicating an intent to use the Financial Partner's existing program in lieu of adhering to the CBI Program. Determinations are made on a case-by-case basis by Business Inclusion Officer.

7.12.2 Contract Goals: A Financial Partner shall be subject to Section 3 (Goals) and Section 4 (Good Faith Efforts) if the Financial Partner has not been exempted pursuant to Section 7.11.1.