

City of Charlotte

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



Meeting Agenda

Monday, June 9, 2025

Council Chamber

City Council Business Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Edwin Peacock
Council Member Victoria Watlington*

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.

[2025-06-09 Council Agenda QA](#)

2. Consent agenda items 13 through 26 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, and
- B. Items with residents signed up to speak to the item, and
- C. Items that have been pulled for a separate vote.

3. Action Review Agenda Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Review Items

Street Vending

Staff Resource(s):

Shawn Heath, City Manager's Office
Charlie Jones, Transportation

Time: Presentation - 10 minutes; Discussion - 15 minutes

Explanation

- Receive an overview of the proposed Street Vending policy that was referred out of the Housing, Safety, and Community Council Committee.

Community Area Planning Feedback

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Kathy Cornett, Planning, Design, and Development
Catherine Mahoney, Planning, Design, and Development

Time: Presentation - 15 minutes; Discussion - 20 minutes

Explanation

- Provide an overview of the public feedback received on the draft Charlotte Future 2040 Community Area Plans and Revised Policy Map.

[4.1 Street Vending presentation](#)

[4.2 Community Area Planning presentation](#)

5. Closed Session (as necessary)

**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. LGBTQ Pride Month

Action:

Council member Mayfield will read a proclamation recognizing June 2025 as LGBTQ Pride Month.

PUBLIC HEARING

7. Public Hearing and Initial Findings Resolution on Draw Program for the Spectrum Center Upgrades and Refunding of Outstanding Certificates of Participation

Action:

- A. Conduct a public hearing related to issuance of a draw program for up to \$136,500,000 for Spectrum Center upgrades, and refunding of outstanding arena certificates of participation, series 2023A up to \$130,000,000,**
- B. Adopt an initial findings resolution calling for the execution of various documents necessary to issue a draw program for Spectrum Center upgrades,**
- C. Adopt an initial findings resolution calling for the execution of various documents necessary to refund outstanding arena certificates of participation, series 2023A, and**
- D. Authorize the City Manager, or his designee, to take necessary actions to complete the financing, including submitting the application to the Local Government Commission.**

Staff Resource(s):

Teresa Smith, Finance
Matthew Hastedt, Finance
Shahid Ran, Economic Development

Explanation

- On June 13, 2022, City Council authorized the City Manager to negotiate and execute an agreement between Hornets Sports Entertainment and the City of Charlotte in amount not to exceed \$215,000,000 for arena improvements and repairs and \$60,000,000 for a new Performance Enhancement Center.
- On March 25, 2024, City Council approved an amended proposal to update the city's investment for arena improvements and repairs in amount not to exceed \$245,000,000 and \$30,000,000 for a new Performance Enhancement Center. The total city investment remained \$275,000,000.
- The Spectrum Center Upgrades debt issuance for this tranche is planned in two steps: a short-term construction period draw program lasting up to 36 months, which will then be converted into permanent fixed-rate financing.
- The city will enter into a construction period financing in the form of a drawdown program for not to exceed \$136,500,000 for this tranche, allowing the city to reimburse expenses on a monthly basis during construction and eliminating interest expense on funds not yet expended on the projects.
- A drawdown construction period financing reduces interest cost and provides flexibility in the timing of the spending.
- This will be the second of two financing tranches for the total project costs not to exceed \$245,000,000.
- In 2023, \$110,000,000 in certificates of participation (COPs) were issued at a variable rate, and the city will now convert into permanent fixed-rate financing.
- The approved projects being funded will assist with contractual obligations of the city to provide capital repairs and improvements, and also finance other renovations and upgrades to meet the National Basketball Association requirements, keep the arena competitive, make it more environmentally friendly, and help attract additional events.
- The project is located in Council District 1.
- The North Carolina Local Government Commission is expected to review and approve the draw program for Spectrum Center Upgrades and the refunding of outstanding arena certificates of participation, series 2023A on July 1, 2025.

Fiscal Note

Funding: Tourism Fund

Attachment(s)

Resolutions

[Initial Findings Resolution - Issue Draw Program](#)

[Initial Findings Resolution - Refund Outstanding COPs](#)

POLICY

8. City Manager's Report

9. Fiscal Year 2026 Operating Budget and Fiscal Years 2026 - 2030 Capital Investment Plan

Action:

Adopt the Fiscal Year (FY) 2026 Appropriations and Tax Levy Ordinance, the FY 2026 Compensation and Benefits Recommendations, and other items related to the Annual Budget Ordinance adoption:

- A. The FY 2026 Operating Appropriations and Tax Levy Ordinance,**
- B. The FY 2026 - 2030 Capital Investment Plan,**
- C. The FY 2026 General Solid Waste Fee,**
- D. The FY 2026 Storm Water Services Fees,**
- E. The FY 2026 Transit Operating Budget, FY 2026 Transit Debt Service Budget, and FY 2026 - 2030 Transit Capital Investment Plan which was approved by the Metropolitan Transit Commission on April 30, 2025,**
- F. The Charlotte Water Rate Methodology by approving revisions to the Revenue Manual,**
- G. The FY 2026 Charlotte Water Rates,**
- H. The FY 2026 Compensation and Benefits Plan and associated Human Resources contracts,**
- I. Outside Agency and Municipal Service District contracts,**
- J. Internal Service Funds Financial Plans Resolution, and**
- K. Other budget items.**

Committee Chair:

Dimple Ajmera, Budget, Governance, and Intergovernmental Relations Committee

Staff Resource(s):

Marcus Jones, City Manager
Marie Harris, Strategy and Budget
Teresa Smith, Finance

Policy

- As required by Chapter 159 of the North Carolina General Statutes, the City of Charlotte adopts annual appropriations and a tax levy ordinance and considers related actions by July 1 of each fiscal year.
- The annual budget is an instrument that establishes policy. The budget identifies and summarizes programs and services provided by the city and how they are funded. It is the annual plan that coordinates the use of revenues and associated expenditures.

Background

- The annual budget ordinance is presented in accordance with the City Manager's Proposed FY 2026 Budget presented on May 5, 2025, and subsequent City Council budget adjustments.
- The FY 2026 Budget is structurally balanced and focuses on five City Council Strategic Priorities: Well-Managed Government focused on Equity, Engagement, and the Environment; Great Neighborhoods; Safe Communities; Transportation and Planning; and Workforce and Business

Development.

- The budget development process includes input from the community, city departments, and the Mayor and City Council. To facilitate input, the city held three Budget, Governance, and Intergovernmental Relations Committee meetings on February 3, March 3, and April 7, 2025, and two Budget Workshops on February 10 and March 24, 2025. Public budget engagement occurred through a virtual budget “Lunch and Learn” session on March 4; an in-person Budget 101 event on March 18; a virtual “Community Conversation” on May 27; and a budget public input survey that was available from February 8 through April 7. There was also a Public Hearing on the Proposed Budget on May 12, a Budget Adjustments Meeting on May 19, and a Budget Straw Votes Meeting on June 2, 2025.
- The Mayor and City Council met on May 19 and June 2, 2025, to discuss budget adjustments for consideration to the Proposed FY 2026 Budget. Five budget adjustments were approved by City Council for inclusion in the FY 2026 Budget, including the use of \$3,237,000 in one-time funding from American Rescue Plan Act (ARPA) revenue replacement funds.
- FY 2026 General Fund and FY 2026 General Capital Investment Plan (CIP):
 - Balances budget without a property tax increase.
 - Preserves core services.
 - Maintains operating reserve levels with no use of one-time revenues such as General Fund fund balance.
 - Continues Charlotte’s legacy of affordable cost of service, with the expectation of maintaining the lowest tax rate among North Carolina’s largest cities in FY 2026.
 - Protects current employees with no layoffs or furloughs.
 - Raises minimum pay to \$24/hour for city employees.
 - Begins a four-year plan to improve Solid Waste Services’ cost recovery to 50 percent for Residential Curbside collections by splitting the Solid Waste Fee into two fees, Residential Curbside and Residential Dumpster, and increasing the Curbside fee by \$1.35 per month and the Dumpster fee by \$0.49 per month.
 - Establishes the Office of Youth Opportunities to promote economic opportunity and positive youth development for ages 13-24.
 - Continues the city’s commitment to violence reduction through investments in the Alternatives to Violence program along Beatties Ford Road and provides funding for the expansion of Atrium Health’s hospital-based violence intervention program, Project BOOST.
 - Supports small businesses with nearly \$2 million to establish the Small Business Readiness fund to build capacity in targeted industries, especially those related to mobility investments, and to continue NXT|CLT and Amp Up.
 - Leverages more than \$1.8 million in funding to support urgent home repair, affordable housing placement, and high-quality naturally occurring affordable housing in addition to the \$100 million voter-approved 2024 Housing Bond to increase affordable housing production.
 - Invests \$1 million to start a community benefits fund to help advance the greatest needs identified in the 14 Community Area Plans.
 - Continues the city’s Education to Employment (E2E) program, giving Charlotte-Mecklenburg Schools graduates opportunities to apply for entry-level positions within the city.
 - Continues being a leader in municipal sustainability led by the Strategic Energy Action Plan with:
 - \$2.5 million to support the installation of sustainable infrastructure at city-owned facilities; and
 - Funding for 45 electric vehicles and 155 hybrid vehicles to reduce emissions in the city’s fleet, as well as the continued conversion of the Airport’s bus fleet to electric vehicles.
 - Invests \$25.6 million in Fire infrastructure by advancing the construction of five firehouses (three new infill and two replacements) and expansion of one existing firehouse to accommodate an additional fire company.
 - Adds a Commercial Burn Building to the Advanced Planning and Design Program to support on-going training for Charlotte firefighters.

- Funds \$30 million over the next four years for a satellite Animal Care and Control adoption facility that is currently in design.
- Elevates Charlotte Business INclusion and the General Services' Procurement Division into the new Contracting and Procurement Department to optimize cohesion and the expertise within these core services.
- Establishes a new Organizational Improvement Team that will identify opportunities to streamline operations, improve service delivery, and improve customer satisfaction beginning with the new Contracting and Procurement Department as well as the CLT Development Center.
- Realigns Animal Care and Control services from Police to the General Services department to allow Animal Care and Control to more directly benefit from the administrative, operations, and field services components within General Services.
- Dedicates \$3 million in FY 2026 and \$11 million over five years towards an ongoing radio replacement program to ensure critical public safety communication infrastructure is replaced regularly.
- Supports expansion of the 911 Call Center in Police headquarters and the Police and Fire Training Academy with \$2 million in funding in FY 2026 for a total investment of \$9 million.
- Continues to implement the Americans with Disabilities Act Transition Plan in city-owned facilities.

Recommended Changes to the Proposed FY 2026 Budget from the June 2 City Council Budget Straw Votes Meeting

- During the June 2 Budget Straw Votes Meeting, City Council approved five adjustments with the first four adjustments listed utilizing one-time funding from American Rescue Plan Act (ARPA) revenue replacement funds.
 - Allocates \$1.5 million over three-years for the city's employee support programs;
 - Provides \$200,000 for the NAACP National Convention hosted in Charlotte;
 - Programs \$1,237,000 to add the following non-profit organizations to the city's FY 2026 One-Time Discretionary Financial Partner program:
 - Carolina Metro Inc.: \$50,000,
 - Carolina Youth Coalition: \$100,000,
 - Carolinas Asian American Chamber of Commerce: \$100,000,
 - Charlotte Museum of History (operating): \$100,000,
 - DreamKey Partners: \$231,000,
 - For The Struggle, Inc.: \$100,000,
 - Hearts for the Invisible: \$100,000,
 - Just Do It Movement! Inc.: \$32,000,
 - PowerUp USA: \$100,000,
 - Que-OS/BOOM Charlotte: \$90,000,
 - Roof Above: \$100,000,
 - The Males Place, Inc.: \$100,000, and
 - The Save Our Children Movement, Inc.: \$34,000;
 - Provides \$300,000 to the Helping Hands Foundation; and
 - Authorizes the City Manager to seek \$350,000 of alternate funding sources for an upcoming Charlotte Museum of History exhibit.

A. Adopt the FY 2026 Operating Appropriations and Tax Levy Ordinance

- The total FY 2026 budget is \$3.65 billion net of transfers, with \$1.21 billion for personnel and benefits expenditures, \$988.0 million for operating expenditures, \$1.14 billion for capital expenditures, and \$308.2 million for debt service expenditures. The General Fund operating budget totals \$943.5 million.
- The total budget includes the following key revenues:
 - A property tax rate of 27.41¢ per \$100 of assessed valuation, the same rate as in FY 2025. The FY 2026 assessed value is estimated at \$231.8 billion, with an estimated collection rate

of 99.4 percent.

- The FY 2026 Water and Sewer Fee is proposed to increase by 6.81 percent for the typical homeowner, which is an average increase of \$5.47 per month.
- The FY 2026 Storm Water Services Fee is proposed to increase by 6.60 percent. The typical homeowner would experience a \$0.67 per month increase.
- The Solid Waste Fee is being split in FY 2026 to align with the two residential service types, dumpster and curbside. The Solid Waste Fee is increasing by approximately \$0.49 per month for residential dumpster service and approximately \$1.35 per month for residential curbside service.
- Select Aviation non-regulatory fees were adjusted to increase or decrease based on Aviation's cost-recovery model.
- Charlotte Area Transit System (CATS) base transit fare remains flat from FY 2025 to FY 2026.

B. Adopt the FY 2026 - 2030 Capital Investment Plan

General CIP

- The General CIP is supported by a portion of the 27.41¢ property tax as follows:
 - 4.09¢ for the Municipal Debt Service Fund, and
 - 2.09¢ for the Pay-As-You-Go (PAYGO) Fund.
- The FY 2026 - 2030 five-year General CIP totals \$651 million and includes General Obligation Bonds, other sources, reappropriation of prior authorization, and PAYGO funds.

Nongeneral CIPs

- Nongeneral programs are financially self-sustaining and do not rely on property tax support.
- The FY 2026 - 2030 five-year nongeneral CIPs include:
 - Aviation totals \$1.67 billion and is funded by \$906.8 million in revenue bonds, \$249.5 million in Aviation PAYGO, \$262.0 million in passenger facility charges, \$182.2 million in federal grants, and \$72.2 million in state grants.
 - CATS totals \$331.6 million and is funded by \$121.6 million in Certificates of Participation, \$106.9 million in federal grants, \$16.8 million state grants, and \$86.3 million in other sources.
 - Charlotte Water totals \$2.29 billion and is funded by \$988.6 million in Charlotte Water PAYGO and \$1.30 billion in water and sewer revenue bonds.
 - Storm Water totals \$425.0 million and is funded by \$180.0 million in revenue bonds and \$245.0 million in Storm Water PAYGO and program income.

C. Amend the General Solid Waste Fee

- The Solid Waste Fee is being split in FY 2026 to align with the two residential service types, dumpster and curbside. The annual Solid Waste Fee changes for residential dumpster service from \$104.05 to \$109.90 and for residential curbside service from \$104.05 to \$120.30. The increase will generate additional revenue to cover a portion of FY 2026 increases in Solid Waste operations. The additional revenue brings the estimated cost recovery for curbside residential service to 39.8 percent with the goal to reach 50 percent cost recovery by FY 2029.
- These changes become effective on July 1, 2025.
 - The revised fee will be included in the tax bills that will be mailed to property owners by September 2025 and are due by December 31, 2025.

D. Approve the FY 2026 Storm Water Services Fee

- In accordance with the Interlocal Agreement on Storm Water Services, this action will inform Mecklenburg County of the amount to be charged for the city's portion of the fee.
- The FY 2026 Storm Water Services Fee changes include:
 - Detached single family homes with less than 2,000 square feet (sf) of impervious area changes from \$6.88 per month to \$7.34 per month in FY 2026;
 - Detached single family homes with 2,000 to less than 3,000 sf of impervious area changes from \$10.15 per month to \$10.82 per month in FY 2026;
 - Detached single family homes with 3,000 to less than 5,000 sf of impervious area changes

- from \$15.00 per month to \$16.00 per month in FY 2026;
- Detached single family homes with 5,000 sf or more of impervious area changes from \$24.81 per month to \$26.46 per month in FY 2026; and
- Commercial and multi-family per acre of impervious area changes from \$179.07 per month to \$190.98 per month in FY 2026.

E. Adopt the FY 2026 Transit Operating Budget, FY 2026 Transit Debt Service Budget, and FY 2026 -2030 Transit Capital Investment Plan which was approved by the Metropolitan Transit Commission on April 30, 2025

Policy

- The Transit Governance Interlocal Agreement calls for the Metropolitan Transit Commission (MTC) to annually approve a Transit Operating Program and a Transit Capital Program by April 30. Following the MTC's approval, the Transit Operating and Capital Programs are forwarded to City Council for approval. Upon approval, City Council shall fund the programs through its budget process and/or project ordinances.

Budget Overview

- The FY 2026 Transit Operating and Debt Service Budgets and the FY 2026 - 2030 Transit CIP have been developed in compliance with CATS Financial Policies, including an annual contribution to the Transit Revenue Reserve Fund, year-end fund balance, debt service coverage ratios, and the transfer of balances to the capital program.
- The FY 2026 Budget includes no proposed fare increases and no proposed new fees.
- The FY 2026 Budget for CATS represents three key ideas: safety and security of riders and operators, valuing CATS employees, and maintenance and preservation of CATS facilities, buses, and rail vehicles.

F. Amend the Charlotte Water Rate Methodology by approving Revisions to the Revenue Manual

- Charlotte Water rate methodology changes with the adoption of the FY 2026 Budget.
- The schedule of water and sewer rates, fees, and charges is calculated according to the rate methodology as codified in the revenue manual and Charlotte Water's approved budget and is published annually.
- The Revenue Manual revisions include:
 - Clarification of language related to special financing programs, civil penalties, and installation fees;
 - Addition of miscellaneous fees related to backflow and meter/yoke removal;
 - Addition of levelized billing options for customers;
 - Rebranding of the manual name;
 - Various formatting and editing of duplicative language; and
 - Alignment with Chapter 23 of the City Code.
- A Joint Public Hearing between the City Council and the Charlotte Water Advisory Committee was held on May 12, 2025. No comments from the public were received.

G. Adopt the FY 2026 Charlotte Water Rates

- Water and sewer fees are necessary to maintain current infrastructure, accommodate growth, and respond to changing regulatory requirements.
- FY 2026 rate changes include:
 - Typical resident water and sanitary sewer availability fees at \$11.76 per month, an increase of \$0.84 from Fiscal Year 2025;
 - Typical resident water and sanitary sewer fixed fees at \$13.24 per month, an increase of \$0.92 from Fiscal Year 2025;
 - The typical monthly total water and sanitary sewer bill for residential customers is estimated to be \$85.82 in Fiscal Year 2026, an increase of \$5.47 per month; and
 - The typical bill assumes 5,236 gallons, or seven Ccf, used each month. Based on the current rate structure, users consuming more than the typical level of consumption are charged a higher rate to encourage conservation and responsible use of this resource.

H. Adopt the FY 2026 Compensation and Benefits Plan and Associated Human Resources ContractsCompensation

- This action authorizes the City Manager to implement the recommendations from the FY 2026 Compensation and Benefits Plan and subsequent adjustments by Council at the June 2 Budget Adjustments meeting including, but not limited to the following items:
- In the Public Safety Pay Plan:
 - All merit steps of the FY 2026 Public Safety Pay Plan to be funded,
 - A market adjustment to the pay steps of 1.5 percent, effective August 16, 2025, and
 - A one-time 1.5 percent lump-sum payment in November 2025 for Public Safety Pay Plan members that are not eligible for a step increase in FY 2026.
- In the Salaried Pay Plan:
 - Merit increase pool funded at three percent, and
 - A 2.5 percent structural increase to the Salaried Pay Plan ranges, effective July 5, 2025, which adjusts the minimum and maximum rates of pay grades to ensure the plan remains competitive in the marketplace.
- In the Hourly Pay Plan:
 - City minimum pay rate increase to \$49,920 for all non-temporary, full-time employees effective November 1, 2025,
 - One across-the-board pay increase of 1.5 percent effective August 16, 2025,
 - A 2.5 percent Hourly Pay Plan pool as the city transitions hourly employees back to an annual salary review, and
 - A 2.5 percent structural increase adjustment to the Hourly Pay Plan ranges, effective July 5, 2025, which adjusts the minimum and maximum rates of pay grades to ensure the plan remains competitive in the marketplace.

Benefits

- Increase active employee medical plan weekly premiums by \$1 to \$32 based on plan and tier.
- Increase non-Medicare-eligible medical plan monthly premiums for retirees with 20 years of service by \$2 to \$69 based on plan and tier.
- Provide the City Manager the authority to make medical and prescription drug plan and wellness incentive changes within the overall health insurance budget.
- Provide the City Manager the authority to approve vendor, rate, plan options and plan design changes for the Medicare-eligible Retiree Health Plans.
- Provide the City Manager the authority to renegotiate the current contracts, or if the contracts are rebid, to select vendors, execute the contracts and future contract amendments and determine plan design within the selected vendors for Medical Coverage, Dental, Health Clinic, Employee Assistance Program, Flexible Spending Accounts, Health Savings Accounts, Health Advocacy, Short-Term and Long-Term Disability, Family Medical Leave Administration, Benefits Administration, Vision, Stop Loss insurance, Life Insurance, Prescription Drug Plan, Benefits Consulting Services, voluntary benefits, and wellness services.

I. Approve Outside Agency and Municipal Service District Contracts

- This action authorizes the City Manager to negotiate and execute contracts related to outside agencies and municipal service districts. The outside agency and Municipal Service District contracts are outlined below.

Arts and Culture Sector

- Foundation For The Carolinas (FFTC) will administer the city's FY 2026 allocation of arts and culture funding totaling \$11,000,000 from the General Fund. This allocation includes:
 - \$8,850,000 to support the organizations that have historically received annual operating support;
 - \$2,000,000 to be distributed to Arts, Sciences and Cultural Council (ASCC) via FFTC for grantmaking that supports individual artists, creatives, collaboration across the ecosystem, of this amount, up to 15 percent is eligible for administrative costs that support the Arts and

- Culture Plan; and
- \$150,000 in an administrative fee to FFTC for their service as the fiscal agent and administrative partner.

- Additionally, FFTC will provide \$300,000 of excess funds raised for the Infusion Fund to the Charlotte Museum of History for the upcoming exhibit, *The American Revolution, the Augmented Exhibition*. This is in addition to the city's funding of \$50,000 for the exhibit.

FY 2026 General Fund Discretionary Financial Partners

- Alliance Center for Education (formerly Bethlehem Center): \$90,000
- Greater Enrichment Program: \$200,000
- Knothole Foundation: \$75,000
- My Brother's Keeper Charlotte-Mecklenburg: \$50,000
- Safe Alliance: \$397,038

FY 2026 One-Time Discretionary Financial Partners

- Big Brothers Big Sisters of Central Carolinas: \$100,000
- Carolina Metro Inc.: \$50,000
- Carolina Youth Coalition: \$100,000
- Carolinas Asian American Chamber of Commerce: \$100,000
- Charlotte Museum of History (operating): \$100,000
- Crisis Assistance Ministry: \$825,000
- DreamKey Partners: \$231,000
- For The Struggle, Inc.: \$100,000
- Hearts for the Invisible: \$100,000
- Housing Collaborative: \$200,000
- Just Do It Movement! Inc.: \$32,000
- National Institute of Minority Economic Development - The Women's Business Center: \$50,000
- Our Daily Bread Foundation: \$70,000
- PowerUp USA: \$100,000
- Prospera NC: \$50,000
- Que-OS/BOOM Charlotte: \$90,000
- Roof Above: \$100,000
- The Boost Pad: \$50,000
- The Males Place, Inc.: \$100,000
- The Save Our Children Movement, Inc.: \$34,000
- United Way of Greater Charlotte: \$130,000

FY 2026 Dedicated Revenue Sources Financial Partners

- Municipal Service District (MSD) Contracts
- The tax rates remain unchanged in MSDs #1 and #4 (Charlotte Center City Partners), #5 (University City Partners), and #6 (SouthPark Community Partners). Charlotte Center City Partners' FY 2026 Budget for MSDs #2 and #3 includes tax rate increases of 0.82¢. MSD #2 increases from 2.18¢ to 3.00¢ per \$100 assessed valuation and MSD #3 increases from 3.32¢ to 4.14¢ per \$100 assessed valuation. These increases are to support the Uptown Vibrancy Collaborative, which focuses on public safety, improving perception, and increasing economic vibrancy.
 - Charlotte Center City Partners (\$8,137,294)
 - District 1: Center City
 - Tax Rate remains the same, 1.28¢
 - FY 2026 Contract: \$1,929,137
 - District 2: Center City
 - Tax Rate increased, 3.00¢
 - FY 2026 Contract: \$1,859,722
 - District 3: Center City
 - Tax Rate increased, 4.14¢
 - FY 2026 Contract: \$2,605,759
 - District 4: South End
 - Tax Rate remains the same, 2.80¢

- FY 2026 Contract: \$1,742,675
 - University City Partners
 - District 5: University City
 - Tax Rate remains the same, 2.62¢
 - FY 2026 Contract: \$1,613,953
 - SouthPark Community Partners
 - District 6: SouthPark
 - Tax Rate remains the same, 3.81¢
 - FY 2026 Contract: \$1,794,542
- Charlotte Center City Partners: Additional support from Tourism Fund for special events (up to \$500,000)
- Charlotte Regional Visitors Authority (CRVA): \$23,978,293
 - CRVA - Film Commission: \$150,000

Federal Grant Funded and Other Sources Financial Partners

- DreamKey Partners (formerly Charlotte-Mecklenburg Housing Partnership, Inc.) - Affordable Housing: \$1,300,000
- TreesCharlotte funded through Tree Canopy Care funds: \$250,000

FY 2026 Public Art Work Plan

- The Arts, Sciences, and Cultural Council administers the Public Art Program, which is outlined in Chapter 15 Article IX of the Charlotte City Code.
- The FY 2026 CIP Public Art allocations include:
 - General Capital Investment Plan: \$198,600,
 - Aviation Capital Investment Plan: \$393,451, and
 - Charlotte Water Capital Investment Plan: \$175,000.

School Resource Officer Program for Charlotte-Mecklenburg Schools

- The Charlotte-Mecklenburg Police Department (CMPD), through the School Resource Officer (SRO) Program, has a security presence at Charlotte-Mecklenburg Schools (CMS) middle and high schools in their jurisdiction.
- The SROs provide police services to their respective school communities as their primary assignment.
- CMPD will provide approximately 57 Police Officers and three Sergeants to CMS for the 2025 - 2026 school year.
- This action authorizes the City Manager to negotiate and execute the FY 2026 contract with CMS for continued funding for these SRO positions.

One-Time Outside Agency Programmatic Support

- Provide funding for the Helping Hands Foundation: \$300,000.
- Funding to support the 2025 NAACP Convention: \$200,000.
- Provide supplemental funding to the Charlotte Museum of History for the upcoming exhibit, *The American Revolution, the Augmented Exhibition*, in addition to the \$300,000 from the FFTC: \$50,000. This funding will come from the FY 2026 Non-Departmental - Contributions and Grants.

J. Internal Service Funds Financial Plans Resolution

- Adopts the Financial Plans for the city's Internal Service Funds.
- The three Funds include the Employee Health & Life Fund, Risk Management Fund, and Fleet Management Fund. These three Funds predominately benefit other city funds and departments or other governments.
- City Council has typically authorized the Financial Plans for these funds as part of the Budget Ordinance. This action excludes the Financial Plans from the Budget Ordinance, as authorized by state statute, with adoption granted through the approval of a separate Resolution.

K. Approve Other Budget Items

- Various updates to the schedule of regulatory and non-regulatory user fees.
- The budget ordinance included is the city's annual budget operating ordinance. Sections 1 through 13 of this Ordinance reflect the items included in the FY 2026 Budget and all Council adjustments.

- The remainder of the Annual Ordinance (Sections 14 through 95) serves to make budgetary corrections to the current fiscal year for technical, accounting, and other adjustments necessary prior to the fiscal year's end.

Attachment(s)

Annual Budget Ordinance

Resolution by MTC

FY 2026 Charlotte Water Revenue Manual

FY 2026 Compensation and Benefits

Internal Service Funds Resolution

[FY 2026 Annual Budget Ordinance](#)

[MTC Resolution](#)

[FY 2026 CLTW Revenue Manual](#)

[FY 2026 Compensation and Benefits](#)

[Internal Service Funds Resolution](#)

BUSINESS

10. State Ancillary Governmental Participants Investment Program

Action:

Adopt a resolution to invest assets in the Ancillary Governmental Participants Investment Program established by the Treasurer of the State of North Carolina.

Staff Resource(s):

Teresa Smith, Finance

Matt Hastedt, Finance

Explanation

- In December 2008, the city established the Long-Term Investment Program (LTIP) comprised of the city's Employee Benefit Trust (EBT) to fund Other Post-Employment Benefits. The city invests pursuant to NC General Statute 159-30 and received expanded investment authority by the General Assembly of North Carolina Session Law 2007-255 Senate Bill 221 to invest its LTIP funds as outlined in NC General Statute 147-69.2(b)(1)-(6) and (8).
- The expanded legislation allows the city to diversify employee benefits funds held in trust to provide a funding source for future obligations. Since establishment of the trust, the EBT Trustees and Committee have managed these investments with the help of an investment consultant.
- Historically, the LTIP achieved higher returns than the Ancillary Governmental Participants Investment Program (AGPIP), net of fees, so the city chose to continue managing the program separately from the AGPIP.
- In recent years, the costs associated with management of the program have increased and yields on different investment options have converged. The AGPIP returns have been similar to those of the LTIP in recent years with the AGPIP maintaining lower fees, resulting in program savings and an opportunity for higher net of fee returns.
- The EBT Trustees voted in August 2024 to request Council action to transition LTIP funds to the AGPIP program starting in fiscal year 2026.

Fiscal Note

Funding: Fees will be paid from the investment funds

Attachment(s)

Resolution

[Resolution - AGPIP](#)

11. Learn2Earn Grant Administration Services

Action:

- A. **Approve a contract with Geocko, Inc. dba FORWARD for Learn2Earn Grant Administration Services for an initial term of 18 months, and**
- B. **Authorize the City Manager to renew the contract for up to one, one-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Markell Storay, Innovation and Technology
Charlitta Hatch, Innovation and Technology

Explanation

- City Council has designated \$10 million in State and Local Fiscal Recovery Funds through the American Rescue Plan Act to digital inclusion programming. \$2.3 million of this digital inclusion funding has been programmed for the development of the Learn2Earn program, which will promote digital inclusion by expanding access to technology and digital skills training
- The Learn2Earn Model is intended to provide underserved communities with the digital literacy, skills, technology, and support necessary for long-term economic mobility.
- On March 25, 2025, the city issued a Request for Proposals (RFP); eighteen responses were received.
- FORWARD best meets the city's needs in terms of qualifications, experience, cost, MWSBE inclusion efforts, and responsiveness to RFP requirements.
- FORWARD will develop and support a grant program and administer grant funds in line with the city's digital inclusion initiative for \$230,000 (10 percent of the \$2,300,000 allocation), leaving \$2,070,000 available for grant awards.

Fiscal Note

Funding: ARPA funds

12. Havenridge at Sharon Amity Affordable Housing Development Support Request

Action:

- A. Approve a \$6,000,000 Housing Trust Fund allocation for the Havenridge at Sharon Amity affordable housing development in Council District 5, contingent upon it receiving a four percent Low-Income Housing Tax Credit award from the North Carolina Housing Finance Agency, and
- B. Authorize the City Manager, or his designee, to execute, amend, modify, and renew contracts and other required documents as needed to complete the transaction.

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services
Michael Englehart, Housing and Neighborhood Services

Explanation

- On November 27, 2024, the city issued a Housing Development Funding Request for Proposals (RFP) to aid in the production of affordable housing units. This is the first RFP since Council's adoption of the Affordable Housing Funding Policy.
- In response to the RFP, 15 proposals were received seeking various types of gap financing support including nine percent and four percent tax credits from the North Carolina Housing Finance Agency (NCHFA), including a proposal for the Havenridge at Sharon Amity development. Two of the proposals were subsequently withdrawn by the developers.
- Approval of the recommended Housing Trust Fund allocation will add 120 affordable rental housing units in Council District 5.
- The development met all submission requirements. Additionally, the evaluation process included assessing the proposal for alignment with Council policies, goals, and priorities including the Affordable Housing Funding Policy, ensuring developer experience, achieving long-term affordability, creating mixed-income opportunities in areas of opportunity, and maximizing the leverage of available resources.
- The NCHFA will base its final tax credit awards on variables such as market demand and local housing needs, ability to serve qualified residents for the longest affordability period, design and quality of construction, and financial structure and long-term viability.

City Council Discussion

- City Council received staff funding recommendations including Housing Trust Fund allocations at the April 14, 2025, City Council Business Meeting.
- At the April 28, 2025 Council Business Meeting, Council approved recommended affordable housing development funding requests except for the Havenridge at Sharon Amity request, and voted to defer consideration of the Havenridge at Sharon Amity request to allow additional time for community engagement activities.

Charlotte Business INclusion

Housing Trust Fund projects and their developers are subject to MWSBE goals determined based on the amount of city funding allocation received.

Fiscal Note

Funding: Housing Trust Fund

Attachment(s)

April 14, 2025, Council Action Review Presentation

[04.14.2025 Affordable Housing Action Review Presentation](#)

12.5 City Attorney Search and Contract Extension

CONSENT

13. Police Recruitment Advertising Services

Action:

- A. Approve a contract with Kelso Communications (SBE) for recruitment advertising services for an initial 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):

Johnny Jennings, Police
Kellie High-Foster, Police

Explanation

- The Charlotte-Mecklenburg Police Department (CMPD) requires a professional recruitment advertising company to develop and implement a recruitment campaign.
- The company will manage all campaign services and provide a comprehensive plan to include media buying, creative development, and strategic advisement.
- On March 2, 2025, the city issued a Request for Proposals (RFP); 31 responses were received.
- Kelso Communications best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to 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 expenditures are estimated to be \$500,000.

Charlotte Business INClusion

Kelso Communications is a city certified SBE and will self-count its participation of 100% of the total contract amount toward the contract goal.

Fiscal Note

Funding: Police Operating Budget

14. Police Undercover Vehicles

Action:

Approve a contract for vehicle lease services with Wilmar, Inc. for a term of three years.

Staff Resource(s):

Johnny Jennings, Police

Jacquelyn Bryley, Police

Jonathan Thomas, Police

Explanation

- Since 2000, the Charlotte-Mecklenburg Police Department (CMPD) has used an outside vendor to provide leased undercover vehicles.
- The contract will provide 53 vehicles of different makes and models, depending on the need.
- The leased vehicles will be used primarily by the Vice, Narcotics, and Gang Units in their specialized undercover investigations, allowing the ability to rapidly switch out a vehicle.
- Waiver of a competitive solicitation process for services may be granted on a limited basis when deemed appropriate and in the city's best interest. A waiver has been approved for these services based on the need for continuity of service.
- Contract amount is not to exceed \$1,203,805.

Charlotte Business INClusion

A waiver of solicitation was necessary for this contract because of the need for continuity of service.

Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note

Funding: Police Operating Budget

15. Engineering Services for Queens/Westfield Storm Drainage Improvement Project

Action:

- A. Approve contract amendment #3 for \$900,000 to the contract with W.K. Dickson & Co., LLC for design and construction phase administration services, 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):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Matthew Gustis, Storm Water Services

Explanation

- On November 1, 2021, the city entered into a contract with W.K. Dickson & Co. LLC for \$400,000 to provide planning services for the Queens/Westfield Storm Drainage Improvement Project in Council Districts 1 and 6.
 - Contract amendment #1 approved additional personnel due to staff changes for the contract.
 - Contract amendment #2 modified the contract term.
 - Both contract amendment #1 and #2 had no impact on the total contract value.
 - As intended upon the successful completion of the planning services, an amendment is needed to add design and construction phase administration services for the project.
- Specific design and construction administration tasks include, but are not limited to:
 - Design of repairs and/or improvements;
 - Survey and utility locate services;
 - Geotechnical subsurface investigations;
 - Preparation of construction documents; and
 - Construction administration.
- The new total value of the contract, including amendment #3, is \$1,300,000.

Charlotte Business INclusion

All additional work involved in this amendment will be performed by W.K. Dickson & Co., LLC and their existing subconsultants. W.K. Dickson & Co, LLC has committed 9.65% (\$86,840) of the total contract amendment to the following certified firm(s):

- Froehling & Robertson, Inc. (MBE) (\$26,385) (geotechnical services)
- Tidemark Land Services (SBE) (\$60,455) (topographic surveying and mapping)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Queens/Westfield SDIP](#)

16. Farmer Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$6,589,609.40 to the lowest responsive bidder United of Carolinas, Inc. for the Farmer 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 reduce flooding and replace aging drainage infrastructure along Romare Bearden Drive and across Clanton Road from West Boulevard to Clanton Road in Council District 3.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, driveways, and asphalt paving.
- On April 9, 2025, the city issued an Invitation to Bid; four bids were received.
- United of Carolinas, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2027.

Charlotte Business INclusion

Established MBE Goal: 5.00%

Committed MBE Goal: 5.01%

United of the Carolinas, Inc. exceeded the established subcontracting goal and has committed 5.01% (\$330,000) of the total contract amount to the following certified firm(s):

- Cesar A. Leon, LLC (MBE, SBE) (\$165,000) (hauling)
- Silverback Brothers, LLC (MBE, SBE) (\$165,000) (hauling)

Established WBE Goal: 4.00%

Committed WBE Goal: 4.01%

United of the Carolinas, Inc. exceeded the established subcontracting goal and has committed 4.01% (\$264,000) of the total contract amount to the following certified firm(s):

- JM Custom Construction, LLC (WBE, SBE) (\$61,000) (concrete work)
- Parsi Trucking, LLC (WBE) (\$194,000) (hauling)
- Pentacle, Inc. (WBE) (\$9,000) (fence installation)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Farmer SDIP](#)

17. Ideal Way Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$1,549,196 to the lowest responsive bidder GreenWater Development, Inc. (SBE) for the 816 Ideal Way 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 reduce flooding and replace aging infrastructure along Ideal Way from McDonald Avenue to Park Road and along Kirkwood Avenue from Magnolia Avenue to Ideal Way in Council District 1.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, and asphalt paving.
- On April 4, 2025, the city issued an Invitation to Bid; four bids were received.
- GreenWater Development, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2026.

Charlotte Business INclusion

GreenWater Development, Inc. is a city certified SBE.

Established MBE Goal: 8.00%

Committed MBE Goal: 8.03%

GreenWater Development, Inc. exceeded the established contract goal and has committed 8.03% (\$124,344) of the total contract amount to the following certified firm(s):

- Redstone Materials, Inc. (MBE, SBE) (\$90,384) (hauling)
- RRC Concrete, Inc. (MBE) (\$33,960) (concrete)

Established WBE Goal: 4.00%

Committed WBE Goal: 10.19%

GreenWater Development, Inc. exceeded the established contract goal and has committed 10.19% (\$157,800) of the total contract amount to the following certified firm(s):

- On Time Construction, Inc. (WBE, SBE) (\$157,800) (masonry)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Ideal Way SDIP](#)

18. Wheeler Storm Drainage Improvement Project

Action:

- A. **Approve a contract in the amount of \$994,992.40 to the lowest responsive bidder United of Carolinas, Inc. for the Wheeler 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 reduce flooding and replace aging drainage infrastructure across Wheeler Drive and along Lynbrook Drive from Crown Court to Wheeler Drive in Council District 6.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, and asphalt paving.
- On March 28, 2025, the city issued an 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 third quarter of 2026.

Charlotte Business INClusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.04%

United of Carolinas, Inc. exceeded the established contract goal and has committed 7.04% (\$70,000) of the total contract amount to the following certified firm(s):

- Cesar A. Leon (MBE, SBE) (\$40,000) (hauling)
- Silverback Brothers, LLC (MBE, SBE) (\$30,000) (hauling)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.03%

United of Carolinas, Inc. exceeded the established contract goal and has committed 5.03% (\$50,000) of the total contract amount to the following certified firm(s):

- JM Custom Construction, LLC (WBE, SBE) (\$25,000) (concrete)
- Parsi Trucking, LLC (WBE) (\$25,000) (hauling)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Wheeler SDIP](#)

19. Storm Drainage Repair and Improvement Projects

Action:

- A. **Approve a contract in the amount of \$4,664,786 to the lowest responsive bidder OnSite Development, LLC for the Storm Water Repair and Improvement Projects FY2025-H project, and**
- B. **Authorize the City Manager to amend the contract consistent with the purposes 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 improvements to storm drainage systems across the city.
- Approximately 25 projects may be constructed from this contract within a contract term not to exceed 24 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On April 10, 2025, the city issued an Invitation to Bid (ITB); two bids were received.
 - NC General Statute Section 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On May 7, 2025, the city reissued the ITB; three bids were received.
- Onsite Development, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INclusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.00%

OnSite Development, LLC met the established contract goal and has committed 7.00% (\$326,536) of the total contract amount to the following certified firm(s):

- LJR Concrete, LLC (MBE, SBE) (\$125,000) (concrete)
- Streeter Trucking Company (MBE, SBE) (\$100,768) (hauling)
- Tony's Trucking (MBE, SBE) (\$100,768) (hauling)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.00%

OnSite Development, LLC met the established contract goal and has committed 5.00% (\$233,240) of the total contract amount to the following certified firm(s):

- Bird Dog Traffic Control, LLC (WBE, SBE) (\$50,000) (traffic control)
- Keys Trucking, LLC (WBE, SBE) (183,240) (hauling)

Fiscal Note

Funding: Stormwater Capital Investment Plan

20. Financial Modeling Consultant Services

Action:

- A. Approve a contract with First Tryon Advisors for financial modeling consultant 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):

Teresa Smith, Finance
Matthew Hastedt, Finance
Mitali Shah, Finance

Explanation

- The city requires qualified companies to provide financial functions that are integral to the city's debt management processes, including financial modeling consultant services.
- On March 3, 2025, the city issued a Request for Proposals (RFP) for various financial functions related to the city's debt management processes; six responses were received.
- First Tryon Advisors best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements for financial modeling consultant services.
- 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 \$150,000.

Charlotte Business INClusion

The city negotiates contract participation after the proposal selection process. First Tryon Advisors 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: Finance Operating Budget

21. Cloud-Based Communication Services Contract Renewal

Action:

- A. Approve a contract renewal for three years to the contract with NCapital, LLC for cloud-based communication services, and
- B. Authorize the City Manager to renew the contract for one, one-year term and to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

Markell Storay, Innovation and Technology

Explanation

- On April 11, 2011, City Council approved a contract with NWN Corporation, NCapital's parent company, for Cisco products and services for an initial term of seven years. Subsequent extensions were approved by City Council in 2018 and 2021.
- Under the original agreement, NWN provided voice over internet protocol (VOIP) services as well as infrastructure, software, and support for hosting eight city call centers on the Cisco Unified Intelligence Center (CUIC) platform, along with the initial installation and configuration of all services as part of an implementation project.
- The implementation phase and the transition to a different vendor for hosted call center services has now been completed. Portions of the original contract are no longer required and the amended contract will now focus solely on the provision of VOIP services.
- Waiver of a competitive solicitation process for services may be granted on a limited basis when deemed appropriate and in the city's best interest. A waiver has been approved for these services based on continuity of service, limited vendors with required qualifications, and location requirements.
- Annual expenditures are estimated to be \$480,000.

Charlotte Business INclusion

A waiver of solicitation was necessary for this contract because of the need for continuity of service. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note

Funding: I&T Operating Budget

22. Set a Public Hearing on the Dr. C. Warren and Vivian L. Williams House Historic Landmark Designation

Action:

Adopt a resolution setting a public hearing for August 25, 2025, to consider historic landmark designation for the property known as the "Dr. C. Warren and Vivian L. Williams House" (parcel identification number 037-123-12).

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Erin Chantry, Planning, Design, and Development

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):

Stewart Gray, Historic Landmark Commission Director

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Dr. C. Warren and Vivian L. Williams House as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Dr. C. Warren and Vivian L. Williams House is located at 5906 Crestwood Drive in Council District 2.
- Designation of this property could significantly contribute to its long-term preservation.
- The recommended designation would include the exterior of the house and the land listed under parcel identification number 037-123-12.
- The property is zoned N1-A.
- The property is owned by Charles L. Assenco and Linda W. Comer, who are in agreement with the proposed designation.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$425.79 for the City of Charlotte taxes and \$750.44 for Mecklenburg County taxes.

Attachment(s)

Information Sheet
Resolution

[Information Sheet - Williams House HLD](#)

[Resolution - Williams House HLD](#)

23. Set a Public Hearing on the Ziglar-Bowers House Historic Landmark Designation

Action:

Adopt a resolution setting a public hearing for August 25, 2025, to consider historic landmark designation for the property known as the "Ziglar-Bowers House" (parcel identification number 071-033-05).

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Erin Chantry, Planning, Design, and Development

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):

Stewart Gray, Historic Landmark Commission Director

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Ziglar-Bowers House as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Ziglar-Bowers House is located at 421 Heathcliff Street in Council District 2.
- Designation of this property could significantly contribute to its long-term preservation.
- The recommended designation would include the interior and exterior of the house and the land listed under parcel identification number 071-033-05.
- The property is zoned N1-C(HDO).
- The property is owned by Daniel Reach and Nancy Furst, who are in agreement with the proposed designation.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$856.84 for the City of Charlotte taxes and \$1,510.17 for Mecklenburg County taxes.

Attachment(s)

Information Sheet
Resolution

[Information Sheet - Ziglar-Bowers House HLD](#)

[Resolution - Ziglar-Bowers House HLD](#)

24. Resolution of Intent to Abandon three Portions of Right-of-Way adjacent to Baxter Street

Action:

- A. Adopt a resolution of intent to abandon three portions of right-of-way adjacent to Baxter Street, and**
- B. Set a public hearing for August 11, 2025.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition 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 right-of-way is located in Council District 1.

Petitioners

The Pearl Innovation District Management Company and Lookout NC Properties, LLC

Attachment(s)

Map

Resolution

[2024-007462A - Abandonment Map](#)

[2024-007462A Resolution of Intent 06.09.2025](#)

CONSENT - PROPERTY TRANSACTIONS

25. Property Transactions - Riverbend Storm Drainage Improvement Project, Parcel # 2

Action: Approve the following Condemnation: Riverbend Storm Drainage Improvement Project, Parcel # 2

Project: Riverbend Storm Drainage Improvement Project, Parcel # 2

Program: Riverbend Storm Drainage Improvement Project

Owner(s): Erin F. Zegar and Alan John Zegar

Property Address: 3611 Ashton Drive

Total Parcel Area: 21,063 sq. ft. (0.484 ac.)

Property to be acquired by Easements: 3,238 sq. ft. (0.074 ac.) Storm Drainage Easement, 983 sq. ft. (0.023 ac.) Sanitary Sewer Easement, and 1,821 sq. ft. (0.042 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Playground, mulch, retaining wall, tree, and shrubs

Zoned: N1-A

Use: Neighborhood 1-A

Parcel Identification Number(s): 179-082-20

<https://polaris3g.mecklenburgcountync.gov/pid/17908220>

Appraised Value: \$90,475

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 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: 6

Attachment(s): Map

[Map - Riverbend SDIP, Parcel #2](#)

26. Property Transactions - Riverbend Storm Drainage Improvement Project, Parcel # 3

Action: Approve the following Condemnation: Riverbend Storm Drainage Improvement Project, Parcel # 3

Project: Riverbend Storm Drainage Improvement Project, Parcel # 3

Program: Riverbend Storm Drainage Improvement Project

Owner(s): Christian Foster

Property Address: 3833 Riverbend Road

Total Parcel Area: 19,705 sq. ft. (0.452 ac.)

Property to be acquired by Easements: 4,192 sq. ft. (0.096 ac.) Storm Drainage Easement, 103 sq. ft. (0.002 ac.) Sanitary Sewer Easement, and 1,693 sq. ft. (0.039 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: N1-A

Use: Neighborhood 1-A

Parcel Identification Number(s): 179-082-19

<https://polaris3g.mecklenburgcountync.gov/pid/17908219>

Appraised Value: \$117,775

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 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: 6

Attachment(s): Map

[Map - Riverbend SDIP, Parcel #3](#)

Adjournment

REFERENCES

27. 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.

28. 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.

29. 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.