

City of Charlotte

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



Meeting Agenda

Monday, September 22, 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*

**5:30 P.M. CITY COUNCIL BUSINESS MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
COUNCIL CHAMBER**

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

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.

[2025-09-22 Council Agenda QA](#)

2. Consent agenda items 24 through 52 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.

AWARDS AND RECOGNITIONS

3. National Suicide Prevention Month

Action:

Mayor Lyles will read a proclamation recognizing September as National Suicide Prevention Month.

PUBLIC FORUM

4. Public Forum

PUBLIC HEARING

5. Public Hearing on a Resolution to Close a Portion of 31st Street

Action:

- A. Conduct a public hearing to close a portion of 31st street, and**
- B. Adopt a resolution and close a portion of 31st street.**

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 (CDOT) 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 and attaches it to the adjacent property.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way to be closed is located in Council District 1.

Petitioner

QPC Owner, LLC

Right-of-Way to be Abandoned

Portion of 31st Street

Reason

Per the petition submitted by QPC Owner, LLC, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels. The city has no objections.

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)

BP Trail, LLC - No Objections
BP Noda, LLC - 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

[2023-003709A - Abandonment Map](#)

[2023-003709A - Resolution to Close 09.22.2025](#)

6. Public Hearing on a Resolution to Close a Portion of Alleyway off Hovis Road

Action:

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

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 (CDOT) 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 and attaches it to the adjacent property.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The alleyway to be closed is located in Council District 2.

Petitioner

True Homes, LLC

Right-of-Way to be Abandoned

Portion of alleyway off Hovis Road

Reason

Per the petition submitted by True Homes, LLC, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels. The city has no objections.

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)

Chappell Memorial Baptist Church - 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

[2025-002563A - Abandonment Map](#)

[2025-002563A Resolution to Close 09.22.2025](#)

POLICY

7. City Manager's Report

8. Financial Partners Policy Update

Action:

Adopt revisions to the Financial Partners Policy consistent with the Budget, Governance and Intergovernmental Relations Committee's recommendation.

Committee Chair:

Dimple Ajmera, Budget, Governance and Intergovernmental Relations

Staff Resource(s):

Marie Harris, Strategy and Budget

Cherie Smith, Strategy and Budget

Explanation

- As part of the annual budget development process, the Strategy and Budget Department conducts an application process for funding through the city's financial partners program.
- City Council adopted the current Financial Partners Policy in October 2024.
- The Fiscal Year (FY) 2026 Budget Development cycle included the first Financial Partners application process under the new policy. Following the adoption of the FY 2026 Budget, the Budget, Governance and Intergovernmental Relations (BGIR) Committee conducted a review of the implementation and outcomes of the policy.

Current Policy

- The current Financial Partners Policy requires partner organizations with gross receipts of \$100,000 or more to submit a financial audit completed by a Certified Public Accountant (CPA). Partner organizations with gross receipts less than \$100,000 are required to submit two-year comparative financial statements including a statement of cash flows, a profit and loss statement, and a balance sheet.
- Upon receiving feedback from BGIR Committee members, non-profit agencies, and outside funders, it was determined that the policy's financial audit requirements had a disparate impact on smaller non-profit organizations due to the costs associated with these reviews.

Proposed Changes

- The BGIR Committee recommends amending the financial reporting portion of the policy in order to accommodate the needs of smaller partner organizations.
- Partner organizations will be required to provide financial statements in accordance with the following guidelines:
 - Organizations with gross receipts greater than \$500,000 require a full financial audit completed by a CPA;
 - Organizations with gross receipts of \$100,000 up to \$500,000 require an independent financial review completed by a CPA or an accounting professional; and
 - Organizations with gross receipts less than \$100,000 require two-year comparative financial statements including a statement of cash flows, profit and loss statement, and a balance sheet.

Committee Discussions

- During the budget development process for FY 2025, a referral was made to the BGIR Committee to review the criteria of funding for Financial Partners.
- Based on the BGIR Committee's recommendation, Council Adopted the Financial Partners Policy in October 2024.
- At the August 4, 2025, BGIR Committee meeting, the committee reviewed the implementation of the policy during FY 2026 Budget Development cycle.
- At the September 3, 2024, BGIR Committee meeting, the committee voted to recommend the proposed Financial Partners Policy revision for consideration by full Council. (Council members Ajmera, Mitchell, Brown, and Mayfield voted in favor; Council member Peacock was absent for the

vote).

Attachment(s)

Proposed Financial Partners Policy Revision

[Proposed Financial Partners Policy Revision](#)

BUSINESS**9. Authorization of General Obligation Refunding Bonds and General Obligation Bond Anticipation Note****Action:**

- A. Adopt a resolution to provide for the issuance of General Obligation Refunding Bonds not to exceed \$201,510,000,**
- B. Adopt a resolution to authorize a bond anticipation note program for up to \$200,000,000, and**
- C. Adopt a Budget Ordinance appropriating \$201,510,000 in bond proceeds to the Municipal Debt Service Fund.**

Staff Resource(s):

Matthew Hastedt, Finance

Teresa Smith, Finance

Explanation

- This action continues the process of authorizing the issuance of up to \$201,510,000 of General Obligation Refunding Bonds which includes refunding of the Series 2023C General Obligation Bond Anticipation Note (BAN) draw program to convert short-term financing for transportation and neighborhood improvement projects.
- This action authorizes a BAN program for up to \$200,000,000 for projects authorized by the 2020 and 2022 bond referenda.
- This short-term BAN program will be used as construction period financing and converted to long-term fixed-rate General Obligation Bonds once construction nears completion (up to 36 months). This approach is consistent with financial best practices and results in lower cost to taxpayers.
- This action authorizes city officials named in the resolution to take the necessary actions to complete the financing and execute related documentation for the life of the debt.

Fiscal Note

Funding: Municipal Debt Service Fund

Attachment(s)

Resolutions

Budget Ordinance

[Resolution - Action A](#)[Resolution - Action B](#)[Budget Ordinance - GO Bond Proceeds](#)

10. Private Developer Contribution for Water Main Improvements

Action:

- A. Approve a developer agreement with Trinity Housing Development, LLC for water main improvements required for service, and**

- B. Adopt a budget ordinance appropriating \$81,300 from Trinity Housing Development, LLC to the Charlotte Water Capital Projects Fund.**

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Keri Cantrell, Charlotte Water

Explanation

- Private developer agreements and appropriations are needed when a developer is required to make infrastructure improvements that will be constructed by Charlotte Water.
- Funding contributions from private developers must be appropriated prior to the city's initiation of work.
- Trinity Housing Development, LLC will contribute \$81,300 for water main modifications and improvements at proposed entrances of their new development at Honeywood Avenue and Nelson Avenue in Council District 2.

Fiscal Note

Funding: Private developer contribution

Attachment(s)

Budget Ordinance

[Budget Ordinance - Trinity Housing Development Water Main Improvements](#)

11. Municipal Agreement with Professional Police Service, Inc.

Action:

- A. Adopt a resolution to expand the jurisdiction of Professional Police Services, Inc. DBA Professional Security Services in areas adjacent to city-owned transit assets, and**
- B. Authorize the City Manager or his designee to negotiate, amend, and execute a municipal mutual aid agreement with Professional Police Services, Inc. to aid in addressing safety and security issues at properties adjacent to city-owned transit assets.**

Staff Resource(s):

Brent Cagle, CATS
Eric Osnes, CATS
Evaney Nesbitt, CATS

Explanation

- On July 15, 2023, CATS contracted with Professional Police Services, Inc. (PPS) to provide comprehensive security services across the CATS transit network. As a company police agency, PPS's jurisdiction is limited under North Carolina law to the real property owned by the city and utilized for transit purposes. However, state law allows municipalities to extend this jurisdiction through a mutual aid agreement.
- Under the proposed mutual aid agreement, PPS will be authorized to enforce federal, state, and local laws and have the authority to make arrests and issue citations within the expanded areas of jurisdiction. This measure is intended to:
 - Enhance public safety around key locations, such as the Charlotte Transit Center (CTC), South End, and the Rail Trail, and
 - Allow for response to incidents occurring just outside of the current PPS jurisdiction but still adjacent to transit facilities.
- Requested expansion areas:
 - Areas adjacent to the CTC,
 - East Trade Street and sidewalks,
 - The entire Rail Trail, and
 - Sidewalks surrounding all transit centers (CTC, Eastland Transit Center, and Rosa Parks Community Transit Center).
- The contract with PPS is set to expire on July 14, 2026, with an option for two one-year extensions. The proposed mutual aid agreement will expire concurrently with the agreement between the city and PPS.

Fiscal Note

Funding: CATS Operating Budget

Attachment(s)

Resolution
Maps

[Resolution - Municipal Agreement with PPS](#)

[Map - CTC Jurisdiction](#)

[Map - Eastland Jurisdiction](#)

[Map - RPTC Jurisdiction](#)

12. Municipal Agreement for Brown Grier Road Upgrades Project

Action:

- A. Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute a municipal agreement with the North Carolina Department of Transportation to accept State Highway Trust Funds in the amount of \$11,170,000 for the Brown Grier Road Upgrades Project, and**
- B. Adopt a budget ordinance appropriating \$11,170,000 from the North Carolina Department of Transportation to the General Capital Projects Fund.**

Staff Resource(s):

Debbie Smith, Transportation
Samantha Miller, Transportation

Explanation

- This project will improve existing Brown Grier Road, construct complete street improvements along Brown Grier Road from Steele Creek Road to Sandy Porter Road, and construct complete street improvements along Sandy Porter Road from the I-485 ramp to Brown Grier Road in Council District 3.
- Specifically, these improvements include:
 - Widening the two-lane road to a four-lane median divided road;
 - Adding curb and gutter, planting strip, and 12-foot shared use path on both sides of Brown Grier Road; and
 - Constructing a shared use path along Sandy Porter Road to the subdivision at Williams Glenn Road.
- The project is part of the Whitehall Ayrsley Comprehensive Neighborhood Improvement Program.
- Construction for these improvements is anticipated to begin in 2029.
- This format is consistent with past municipal agreements between the city and the North Carolina Department of Transportation.

Fiscal Note

Funding: NCDOT funding and General Capital Investment Plan

Attachment(s)

Map
Resolution
Budget Ordinance

[Map - Brown Grier Road Upgrades Project](#)

[Resolution - Municipal Agreement for Brown Grier Rd Upgrades](#)

[Budget Ordinance - Municipal Agreement for Brown Grier Rd Upgrades](#)

13. Municipal Agreement for the Eastway Drive/Shamrock Drive Intersection Project

Action:

- A. Adopt a resolution authorizing the City Manager to execute a municipal agreement with the North Carolina Department of Transportation to accept Surface Transportation Block Grant -Direct Attributable Funds in the amount of \$15,819,000 for the Eastway Drive/Shamrock Drive Intersection Project, and**
- B. Adopt a budget ordinance appropriating \$15,819,000 from the North Carolina Department of Transportation to the General Capital Projects Fund.**

Staff Resource(s):

Debbie Smith, Transportation
Samantha Miller, Transportation

Explanation

- This project aims to enhance safety and improve pedestrian/bicycle connectivity along Shamrock Drive in Council District 1.
- The project will provide intersection improvements at Eastway Drive and Shamrock Drive by:
 - Connecting pedestrian facilities at the intersection of Eastway Drive and Shamrock Drive;
 - Constructing a new facility to provide additional connectivity to Shamrock Drive; and
 - Adding bike lanes to the intersection.
- The Eastway Drive/Shamrock Drive Intersection Project will proceed to the design phase upon execution of the municipal agreement.
- This format is consistent with past municipal agreements between the city and the North Carolina Department of Transportation.
- Construction is anticipated to begin in 2029.

Fiscal Note

Funding: NCDOT funding and General Capital Investment Plan

Attachment(s)

Map
Resolution
Budget Ordinance

[Map - Eastway Dr/Shamrock Dr Intersection Project](#)

[Resolution - Municipal Agreement for the Eastway Dr/Shamrock Dr Intersection Project](#)

[Budget Ordinance - Municipal Agreement for the Eastway Dr/Shamrock Dr Intersection Project](#)

14. Donation of Artwork to the Harvey B. Gantt Center and Mecklenburg County

Action:

Adopt resolutions authorizing the donation of artwork to the Harvey B. Gantt Center and Mecklenburg County.

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Mary Herington, General Services

Explanation

- NC General Statute Section 160A-280 authorizes the donation of property from a city to a non-profit organization or another government unit upon adoption of a resolution by City Council.
- The Public Art Commission passed motions supporting the gifting of these pieces at their August 22, 2025, meeting.
- The artwork is currently stored, as the Spectrum Center no longer has a suitable location to display the pieces due to ongoing renovations.
- Two original Tommie Robinson artworks, each approximately 25 by 48 feet, will be donated to the Harvey B. Gantt Center. The two pieces are titled *Commerce* and *Transportation*.
- The Paul Sires granite bench sculptures titled *Tulip* and *Fallow Gear* will be donated to Mecklenburg County and placed along the Cross Charlotte Trail.
- These pieces are culturally significant works by local artists and will continue to be accessible to the community through the new placements.
- The total estimated value of the artwork is \$270,000.

Attachment(s)

Resolutions

[Resolution - Harvey B. Gantt Center donation](#)

[Resolution - Mecklenburg County donation](#)

15. North Carolina Clean Water State Revolving Fund Loan Application

Action:

- A. **Adopt a resolution authorizing Charlotte Water to apply for funding from the North Carolina Clean Water State Revolving Fund in an amount not to exceed \$10,000,000 for the construction of the Ashe Plantation Lift Station Force main, and**

- B. **Authorize the City Manager to take necessary actions to accept and complete the financing, including application to the State of North Carolina Department of Environmental Quality and obtaining Local Government Commission approval.**

Staff Resource(s):

Matthew Hastedt, Finance
Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water

Explanation

- The North Carolina Clean Water State Revolving Fund is a federally funded loan program that offers low-interest loans for clean water related projects and is administered by the North Carolina Department of Environmental Quality and the Local Government Commission.
- Charlotte Water has previously been awarded funds from the North Carolina Clean Water State Revolving Fund.
- This funding would be used to construct a force main at the current Ashe Plantation site.
- The funding would provide for an interest-free construction period with payments beginning after completion of the project.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Resolution

[Resolution - NC Clean Water State Revolving Fund Loan](#)

16. North Carolina Department of Public Safety Hazard Mitigation Grant

Action:

Authorize the City Manager, or his designee, to apply for and accept a grant from the North Carolina Department of Public Safety's Hazard Mitigation Grant Program in the amount of \$3,590,850 for the Streambank Stabilization Program.

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- Charlotte Water has identified multiple sites where sanitary sewer pipelines are being compromised due to erosive streambank conditions. Streambank stabilization is needed to protect sanitary sewer pipeline assets from failure.
- A Letter of Interest in the Hazard Mitigation Grant Program was submitted to the State of North Carolina in December 2024.
- This effort aligns with the Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan, which prioritizes flood hazard mitigation and the protection of critical infrastructure.
- A final application will be submitted in October 2025.
- No matching city funds are required.

Fiscal Note

Funding: North Carolina Department of Public Safety grant

17. Transfer of City-Owned Property to the North Carolina Railroad Company

Action:

- A. Adopt a resolution authorizing the City Manager to transfer property to the North Carolina Railroad Company as part of an exchange required by the city's lease with the North Carolina Railroad Company for the Blue Line Extension Project, and**
- B. Authorize the City Manager to negotiate and execute all documents necessary to complete the sale of the property.**

Staff Resource(s):

Brent Cagle, CATS
Kelly Goforth, CATS
Lori Lencheski, CATS

Explanation

- In April 2012, City Council approved a lease agreement with the North Carolina Railroad Company (NCRR) for a 2.7-mile segment of rail corridor for the Blue Line Extension (BLE) project (Council District 1).
- NCRR, a private corporation owned by the State of North Carolina, owns 317 miles of railroad right-of-way (ROW).
- As part of the lease agreement with NCRR, the city acquired several properties for the relocation of existing freight tracks.
- The lease agreement requires that the city, upon completion of the BLE, transfer these parcels to NCRR. The terms of the lease included the consideration for all such conveyances to NCRR and no additional purchase price or similar payment is to be made by NCRR.
- This transfer is part of an exchange for full and fair consideration under the lease agreement. Fair consideration can be any combination of cash, real property, or personal property and other benefits.
- A total of 18 parcels totaling approximately 6.4 acres will be transferred to NCRR as either fee simple ownership or permanent railroad easement.
 - Seven of these parcels are fee simple ownership (parcel identification numbers 091-112-53; 091-072-05; 091-112-52; 091-112-57; 091-112-54; 091-112-55; and 091-112-56).
 - The city acquired permanent railroad easements on the other 11 of these parcels (parcel identification numbers 083-031-14; 083-031-13; 083-031-12; 083-031-11; 083-031-10; 083-031-09; 083-031-08; 083-031-07; 083-031-06; 083-031-05; and 083-031-46).

Attachment(s)

Resolution

[Resolution - Transfer of City-Owned Property to NCRR](#)

18. Accessory Dwelling Unit Pilot Program

Action:

- A. Approve construction contracts in a cumulative amount up to \$1,700,000 for the development of four affordable single-family homes with accessory dwelling units on city-owned parcels, as follows:**
- **E-Fix Development Corp, LLC (up to \$880,000),**
 - **J S & Sons Construction Company, LLC (up to \$420,000),**
 - **True Homes, LLC (up to \$400,000), and**
- B. Authorize the City Manager to execute, amend, modify, and renew contracts as needed to complete these transactions.**

Staff Resource(s):

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

Explanation

- The Neighborhood Equity and Stabilization (NEST) Commission and the city's Anti-Displacement Strategy recommended creating tools to support the creation of affordable Accessory Dwelling Units (ADUs) with a focus on helping lower-income homeowners build wealth and income.
- The ADU Pilot Program will leverage city-owned land (vacant infill lots) in conjunction with new single-family development. This approach creates two affordable housing units on each city parcel—one homeownership and one rental-while also creating an income stream for the low-income homeowner.
- Three city-owned parcels have been identified as suitable locations for the in-fill development of single-family homes and also include suitable site conditions to accommodate an ADU: 1727 Pegram Street in Council District 1 and 1809 Taylor Avenue and 2610 Dundeen Street in Council District 2.
- Each of the three properties are in neighborhoods experiencing significant change and were identified for affordable housing development through an interdepartmental review of city-owned surplus property.
- On May 19, 2025, the city issued a Request for Proposals (RFP) to solicit proposals to develop affordable single-family homes with ADUs on the city-owned parcels.
- In response to the RFP, 11 firms submitted proposals for one or more of the three parcels. Each proposal included the firm's qualifications, preliminary site plans, a development timeline, and a proposed construction budget.
- The proposals selected were evaluated and based on developer qualifications and experience, development concepts and cost effectiveness, and responsiveness to RFP requirements. The recommended projects are:
 - 1727 Pegram Street
 - Parcel identification number: 081-147-08
 - Council District: 1 (Belmont)
 - Acreage: Approximately 0.2 acres
 - Developer: J S & Sons Construction Company, LLC
 - Development Type: One single-family home and one ADU
 - Construction Amount: Up to \$420,000
 - 1809 Taylor Avenue
 - Parcel identification number: 069-125-66
 - Council District: 2 (Washington Heights)
 - Acreage: Approximately 0.27 acres
 - Developer: E-Fix Development Corp, LLC
 - Development Type: Two single-family homes and two ADUs (parcel will be subdivided)
 - Construction Amount: Up to \$880,000
 - 2610 Dundeen Street
 - Parcel identification number: 069-062-42

- Council District: 2 (Washington Heights)
 - Acreage: Approximately 0.1 acres
 - Developer: True Homes, LLC
 - Development Type: One single-family home and one ADU
 - Construction Amount: Up to \$400,000
- The city will maintain ownership of the sites through construction. Staff will actively monitor construction which is expected to be completed within one year of each project start.
 - Upon completion of each project, the properties will be sold to income-eligible households through the House Charlotte program. Affordability requirements and deed restrictions for the homes and the ADU rental units will be included as conditions of each sale. The sale of each property and transfer of ownership to the homebuyers will require future City Council approval.
 - In addition to the pilot program, staff is working on a homeowner guide for the ADU development process, developing pre-approved ADU construction plans, and developing a financial assistance program for affordable ADU projects.

Background

- On November 13, 2023, City Council approved the use of \$5.9 million of Coronavirus State and Local Fiscal Recovery Funds to support the recommendations of the NEST Commission, including the creation of an Accessory Dwelling Unit program to provide affordable rental units and create income streams for low-income homeowners.
- The proposed projects align with the city's Anti-Displacement Strategy and NEST Commission recommendations, and support the goals of the Affordable Housing Funding Policy to create resident stability, neighborhood affordability, and economic mobility through the construction and preservation of affordable housing, including the investment priorities of encouraging innovative approaches to housing affordability including the creation of new homeownership options and the use of alternative construction types such as ADUs.
- Using city-owned land to create affordable housing aligns with national best practices and supports City Council's goals and priorities - including the Housing Charlotte Framework, the Real Estate and Facilities Policy, the Guidelines for Evaluation and Disposition of City-Owned Land for Affordable Housing, and the city's commitment to pursuing innovative solutions to address housing affordability.

Charlotte Business INclusion

This contract is exempt under the CBI Program.

Fiscal Note

Funding: Funds available as a result of ARPA revenue replacement.

Attachment(s)

Maps

[Map - Taylor Avenue and Dundeen Street](#)

[Map - Pegram Street](#)

19. 2025 Charlotte-Mecklenburg Hazard Mitigation Plan

Action:

- A. Adopt a resolution to approve the 2025 Charlotte-Mecklenburg Multi-Jurisdictional Hazard Mitigation Plan, and**
- B. Vest the Charlotte-Mecklenburg Emergency Management Office with the following tasks:**
- **Inform all concerned parties of the action;**
 - **Cooperate with federal, state, and local agencies and private firms to study, survey, map, and identify floodplain areas and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts;**
 - **Continue oversight of the Radiological Emergency Preparedness program and countywide hazardous materials; and**
 - **Appoint the Charlotte-Mecklenburg Emergency Management Office in collaboration with the city's Stormwater and Planning departments to assure that the Plan is reviewed annually and that any applicable plan revisions are incorporated and resubmitted every five years to assure compliance with State and federal regulations.**

Staff Resource(s):

Reginald T. Johnson, Fire
Jerry Winkles, Fire
Robert W. Graham, Fire

Explanation

- The purpose of the Charlotte-Mecklenburg Five-year Hazard Mitigation Plan is to mitigate the impact of identified natural hazard risks.
- Section 322 of the Federal Disaster Mitigation Act of 2000 requires that local governments develop an All-Hazards Mitigation Plan in order to receive Hazard Mitigation Grant funds and other disaster-related assistance funding.
- The multi-jurisdictional Hazard Mitigation Plan includes the City of Charlotte, Mecklenburg County, and six adjoining jurisdictional towns, all of whom must approve independently.
- To date, the plan has been approved by the State of North Carolina and the Federal Emergency Management Agency.

Attachment(s)

Resolution
2025 Charlotte-Mecklenburg Hazard Mitigation Plan
[Resolution - 2025 Charlotte-Mecklenburg Hazard Mitigation Plan](#)
[2025 Charlotte-Mecklenburg Hazard Mitigation Plan](#)

20. Charlotte Future 2040 Community Area Plans and Revised Policy Map

Action:

Adopt the proposed Charlotte Future 2040 Community Area Plans (Volume I - Program Guide, Volume II - CAP Policy) and Revised Policy Map.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Kathy Cornett, Planning, Design, and Development

Catherine Mahoney, Planning, Design, and Development

Explanation

- On April 3, 2025, the City of Charlotte released fourteen draft Charlotte Future 2040 Community Area Plans (CAPs) and a Revised Future 2040 Policy Map for public review and comment.
- The CAPs are the second major implementation item of the Charlotte Future 2040 Comprehensive Plan (adopted by City Council in June 2021), following the Charlotte Future 2040 Policy Map (adopted by City Council in March 2022).
- The CAPs are an important level of policy guidance that build upon the vision and goals of the Comprehensive Plan. These plans detail how each area can contribute to Charlotte's future vision, offering specific guidance on land use, urban design, transportation, open space, and infrastructure.
- The CAPs contain four components: Volume I - Program Guide; Volume II - CAP Policy; Volume III - Implementation; and the Revised Charlotte Future 2040 Policy Map.
 - The Program Guide provides an overview of the plans' purpose, including how they affect different users, and addresses additional policies related to the built environment that apply to all plan geographies. It also includes policy guidance for modifying the citywide Policy Map.
 - The CAP Policy is considered the main body of the 14 CAPs and addresses each geography's profile, needs, goals, recommended development pattern, and supporting projects and programs.
 - The Implementation chapter includes an Implementation Guide, which assigns staff leads and potential time frames for advancing each policy recommendation. The Charlotte City Council will not be asked to adopt Volume III - Implementation.
 - The Revised Charlotte Future 2040 Policy Map was updated through the CAP planning process.

Background

- In winter 2023, the first phase of the Community Area Planning process began with an analysis of each plan area's profile, greatest needs, and prioritized goals from the Comprehensive Plan. The findings of this phase were published in 14 Community Reports, available on the project website.
- The second phase of the Community Area Planning process (spring-fall 2023) focused on refining the Charlotte Future 2040 Policy Map to ensure its recommendations for future development addressed each plan area's greatest needs and goals. The outcome of this phase, a Revised Policy Map, was first published on the project website and open for public comment from March to June 2024. A second revised draft was published and open for public comment from September to November 2024.
- The third phase (spring-fall 2024) identified planned infrastructure projects and existing programs that will support future growth. The community was also asked for input on additional projects and programs needed in the future.
- In the fourth phase (fall 2024), the various components of the planning process were compiled into 14 draft documents.
- On April 7, 2025, Planning, Design, and Development Department staff presented the plans to the Transportation, Planning and Development Council Committee.
- On April 14, 2025, staff presented the plans to the Planning Commission.

- On April 15, 2025, staff presented the plans to the Planning Committee of the Planning Commission.
- On April 28, 2025, staff presented the plans to City Council during their regular business meeting.
- On May 12, 2025, City Council held a public hearing on the plans and Revised Policy Map.
- On June 9, 2025, staff provided an update to City Council during their regular business meeting on public engagement efforts, which reached 491,000 people and received 2,520 comments throughout the planning process.
- On June 17, 2025, the Planning Committee of the Planning Commission unanimously recommended (7 -0) adoption, with proposed changes, of the Charlotte Future 2040 Community Area Plans and the Revised Policy Map.
- On July 14 and 15, 2025, staff hosted two public webinars, at City Council's request, to provide additional opportunities for community engagement.
- On August 4, 2025, staff presented the final proposed changes based on community feedback to the Transportation, Planning and Development Council Committee.
- The Revised Policy Map and additional information can be found on the Charlotte Future 2040 Comprehensive Plan website: <https://www.clfuture2040.com>.

Attachment(s)

Community Area Plan Proposed Changes for Final Documents

Community Area Plan Volume I - Program Guide

Community Area Plan Volume II - Policy (each of the 14 CAPs attached individually)

Appendix

Ordinances

- [Proposed Changes to CAPs](#)
- [Community Area Plan - Program Guide](#)
- [Community Area Plan - East Inner](#)
- [Community Area Plan - East Middle and Outer](#)
- [Community Area Plan - North Inner](#)
- [Community Area Plan - North Middle and Outer](#)
- [Community Area Plan - Northeast Inner](#)
- [Community Area Plan - Northeast Middle and Outer](#)
- [Community Area Plan - South Inner](#)
- [Community Area Plan - South Middle](#)
- [Community Area Plan - South Outer](#)
- [Community Area Plan - Southwest Middle](#)
- [Community Area Plan - Southwest Outer](#)
- [Community Area Plan - West Inner](#)
- [Community Area Plan - West Middle](#)
- [Community Area Plan - West Outer](#)
- [Community Area Plans - Appendix](#)
- [Ordinance - East Inner Area Plan](#)
- [Ordinance - East Middle and Outer Plan](#)
- [Ordinance - North Inner Plan](#)
- [Ordinance - North Middle and Outer Plan](#)
- [Ordinance - Northeast Inner Plan](#)
- [Ordinance - Northeast Middle Outer Plan](#)
- [Ordinance - South Inner Plan](#)
- [Ordinance - South Middle Plan](#)
- [Ordinance - South Outer Plan](#)
- [Ordinance - Southwest Middle Plan](#)
- [Ordinance - Southwest Outer Plan](#)
- [Ordinance - West Inner Plan](#)
- [Ordinance - West Middle Plan](#)
- [Ordinance - West Outer Plan](#)
- [Ordinance - Revised Policy Map](#)

21. Appointments to the Firefighter's Relief Fund Board of Trustees

Action:

Appoint residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Thomas Lineberger, voted by Council members Ajmera, Anderson, Brown, Mayfield, and Watlington.
 - Lee Thompson, voted by Council members Graham, Johnson, Mitchell, Molina, and Peacock.

Attachment(s)

Firefighter's Relief Fund Board of Trustees Applications

22. Mayor and City Council Topics

The City Council members may share information and raise topics for discussion.

23. Closed Session (as necessary)

CONSENT

24. 911 Console Equipment and Services

Action:

- A. Approve the purchase of 911 console equipment and services from a cooperative contract,**
- B. Approve a unit price contract with Evans Consoles, Inc. for the purchase of 911 console equipment and services for a term of two years under Houston-Galveston Area Council cooperative contract #HGAC EC07-23, 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):

Johnny Jennings, Police
Dave Johnson, Police
Joshua Brown, Police

Explanation

- The purchase of 911 console equipment and services for the Charlotte-Mecklenburg Police department is part of the Law Enforcement Center 911 Expansion Project to meet increasing call volumes. The consoles will be located at the Charlotte-Mecklenburg Police Department Headquarters and the Police and Fire Training Academy.
- 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 \$1,720,000.

Charlotte Business INclusion

This is a unit price commodities contract for the purchase of equipment. In addition, 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: Emergency Telephone System Fund

25. Deicing Salt

Action:

- A. Approve a unit price contract with Government MLO Supplies, USA Inc. for the purchase of deicing salt for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Debbie Smith, Transportation

Stephen Bolt, Transportation

Explanation

- Deicing salt is used by the Charlotte Department of Transportation to pretreat and treat roadways during snow and ice conditions.
- Deicing salt is the most cost-effective and readily available treatment for snow and ice conditions.
- On July 11, 2025, the city issued an Invitation to Bid; three bids were received.
- Government MLO Supplies, USA Inc. was selected as the lowest responsive, responsible bidder.
- 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 \$508,000.

Charlotte Business INclusion

Contract goals were not established for this contract because there were no 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: Powell Bill

26. City Facility HVAC Systems, Related Products, and Services

Action:

- A. **Approve the purchase of HVAC systems with related products and services from a cooperative contract,**
- B. **Approve a unit price contract with Daikin Applied Americas Inc. for the purchase of HVAC systems with related products and services for a term of four years under Sourcewell Contract #080824-DIN, 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
John Mrzygod, General Services

Explanation

- The city is responsible for the operations and maintenance of municipal facilities, structures, and assets including office, warehouse, storage, vehicles, communication towers, cultural facilities, and public safety infrastructure.
- Daikin Applied Americas, Inc. designs and manufactures commercial HVAC systems and offers:
 - Advanced HVAC technology that is energy efficient and compatible with the building automation systems currently in use in city-managed facilities,
 - Turnkey solutions for HVAC system replacements to ensure project and start-up efficiency, and
 - Comprehensive maintenance and repair services.
- 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 that can be utilized on a local, regional, and national level.
- Annual expenditures are estimated to be \$1,500,000.

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: General Services Operating Budget and General Capital Investment Plan

27. City Vehicle and Equipment Graphics Services

Action:

- A. Approve a contract with Industrial Sign & Graphics, Inc. for vehicle and equipment graphics services for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, two-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

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

Explanation

- The city requires professional design, production, and installation of vinyl graphics to ensure consistent branding, clear public safety identification, and a professional appearance across all departments.
- These services will support essential fleet, police, fire, and transit operations, with installation meeting industry standards for durability and performance.
- On July 11, 2025, the city issued a Request for Proposals (RFP); one response was received.
- Industrial Sign & Graphics, Inc. meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, 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 \$225,000.

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. Industrial Sign & Graphics, Inc. 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: Various Departments' Operating Budgets

28. Discovery Place Phase 1 Roof and Skylight Replacement

Action:

Approve a contract in the amount of \$528,770 to the lowest responsive bidder AAR of North Carolina, Inc. for the Discovery Place Phase 1 Roof and Skylight Replacement project.

Staff Resource(s):

Phil Reiger, General Services

David Wolfe, General Services

John Mrzygod, General Services

Explanation

- This contract will include the replacement of approximately 14,430 square feet of roofing at Discovery Place with a modern, durable system, including updated flashings and trim. It will also replace the skylight above the mezzanine to improve safety, energy efficiency, and long-term building performance.
- This project represents Phase 1 of a planned five-phase effort, with each phase expected to take about one year to complete. During Phases 2 through 5, the remaining 60,000 square feet of Discovery Place's roof will be replaced in sections. Each section of roof will be replaced with a modern, durable system that includes updated flashings and trim.
- On June 23, 2025, the city issued an Invitation to Bid; ten bids were received.
- AAR of North Carolina, Inc. was selected as the lowest responsive, responsible bidder.
- This project is expected to be complete in first quarter 2026.

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. AAR of North Carolina, Inc. 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: Tourism Capital Projects Fund

29. Fire Alarm Systems, Equipment, and Services for City Facilities

Action:

- A. Approve the purchase of facility fire alarm systems, equipment, and related services from a cooperative contract,
- B. Approve a unit price contract with Johnson Controls Fire Protection LP for the purchase of fire detection, sprinkler, and suppression systems and other building automation equipment and services for a term of three years under Sourcewell contract #121024- JHN, 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 contract.

Staff Resource(s):

Phil Reiger, General Services

David Wolfe, General Services

John Mrzygod, General Services

Explanation

- This contract will be used to purchase fire alarm systems, equipment, and related services to help ensure the safety of employees across all city facilities.
- 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 \$2,000,000.

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: Various Departments' Operating Budgets

30. Petroleum Tank Installation, Operation, and Maintenance Services

Action:

- A. Approve unit price contracts for petroleum tank installation, operation, maintenance, and testing services for a term of three years with the following:**
- Guardian Fueling Technologies,
 - JF Petroleum Group,
 - Petroleum Equipment and Service, Inc.,
 - Petroleum Service & Calibration, Inc., 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 Service
David Wolfe, General Services
Doug Pierotti, General Services

Explanation

- The city operates more than 100 storage tanks at numerous city facilities in compliance with federal and state regulations.
- These contracts will include on-call fuel specialty providers to prevent fuel spills/leaks and ensure regulatory compliance.
- The operation and maintenance of fueling systems includes, but is not limited to:
 - Electronic monitoring/testing of leak detection and spill prevention equipment;
 - Installation, repair, and/or replacement of piping in tank system components;
 - Vacuum/pumping services as needed for preventative maintenance; and
 - Testing and calibration services to comply with regulatory compliance inspections.
- On July 18, 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 RFP requirements.
- The contract prices shall remain fixed for the initial three-year term. At renewal, price adjustments may be considered based on legitimate and justified increases in the cost of doing business.
- Annual aggregate expenditures are estimated to be \$800,000.

Charlotte Business INClusion

Contract goals were not established for this contract because there were no 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: General Capital Investment Plan

31. Professional Engineering Services for Franklin Water Treatment Plant Electrical Upgrades

Action:

- A. Approve a contract for up to \$3,152,519 with Southeastern Consulting Engineers, Inc. (SBE) for professional engineering services for the Franklin Water Treatment Plant Electrical Upgrades 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

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- The contract will include design and construction phase administration services for the Franklin Water Treatment Plant (WTP) (located in Council District 2) Electrical Upgrades project.
- This project includes electrical improvements throughout the facility to ensure resilient and redundant power feed across the Franklin WTP.
- On January 30, 2025, the city issued a Request for Qualifications (RFQ); one response was received.
- Southeastern Consulting Engineers, Inc. best meets the city's needs on the basis of demonstrated competence and qualification of professional engineering services in response to the RFQ requirements.

Charlotte Business INclusion

Southeastern Consulting Engineers, Inc. is a city certified SBE.

The city negotiates contract participation after the proposal selection process. Southeastern Consulting Engineers, Inc. has committed 9.37% (\$295,500) of the total contract to the following certified firm(s):

- Capstone Civil Group, Inc. (MBE, SBE) (\$19,000) (subsurface geotechnical services)
- Mid-Carolina Reprographics (WBE) (\$1,500) (document reproduction services)
- Stewart Engineering, Inc. (MBE) (\$190,000) (civil site development design and associated printing)
- Sweetwater Utility Exploration, LLC (WBE) (\$30,000) (subsurface utility locate services)
- Tidemark Land Services (SBE) (\$55,000) (surveying services)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

32. Sanitary Sewer Rehabilitation Program

Action:

- A. Approve a unit price contract with D.E. Walker Construction Co. (MBE, SBE) for the Fiscal Year 2026 Sanitary Sewer Rehabilitation Program project for a term of one year, and**
- B. Authorize the City Manager to renew the contract for up to three, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water

Carl Wilson, Charlotte Water

William Lee, Charlotte Water

Explanation

- This contract will provide construction services to Charlotte Water for medium- to large-scale sanitary sewer repair, replacement, and rehabilitation projects.
- The work is necessary to maintain operational integrity of the sanitary sewer collection system. Charlotte Water will also be able to address structural issues as a preventative measure to reduce sanitary sewer overflows.
- On June 26, 2025, the city issued an Invitation to Bid; three bids were received.
- D.E. Walker Construction Co. was selected as the lowest responsive, responsible bidder.
- 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 \$5,089,530.

Charlotte Business INclusion

D.E Walker Construction Co. is a city certified MBE and SBE.

Established MWSBE Goal: 11.00%

Committed MWSBE Goal: 11.49%

D.E. Walker Construction Co. exceeded the established subcontracting goal and has committed 11.49% (\$585,000) of the total contract amount to the following certified firm(s):

- Express Logistics Services, Inc. (MBE, SBE) (\$150,000) (hauling)
- One KBS Construction, LLC (MBE, SBE) (\$400,000) (construction sewer and storm drain)
- RRC Concrete, Inc. (MBE) (\$35,000) (concrete)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

33. Water and Wastewater Valve Insertion System

Action:

- A. **Approve the purchase of the Hydra-Stop valve insertion system and accessories by the sole source exemption,**
- B. **Approve a contract with Hydra-Stop LLC for the purchase of the Hydra-Stop valve insertion system and accessories for a term of five years, and**
- C. **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
Carl Wilson, Charlotte Water
William Lee, Charlotte Water

Sole Source Exemption

- NC General Statute Section 143-129(e)(6) provides that formal bidding requirements do not apply when:
 - Performance or price competition are not available;
 - A needed product is available from only one source or supply; or
 - Standardization or compatibility is the overriding consideration.
- Sole sourcing is necessary for this contract because compatibility is the overriding consideration.
- City Council approval is required for any purchases made under the sole source exception.

Explanation

- The Hydra-Stop valve insertion system is engineered to allow for the repair and maintenance of water and wastewater systems, limiting the interruption of service and minimizing system shutdown.
- Hydra-Stop LLC is the sole designer, manufacturer, and provider of the system, which is fully compatible with the equipment Charlotte Water currently owns and operates.
- Annual expenditures are estimated to be \$75,000.

Charlotte Business INclusion

Sole sourcing was required for this contract because there is only one vendor that can supply the compatible commodities needed. Sole source contracts are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process and do not present opportunities for subcontracting. This aligns with what is required by NC General Statute Section 143-129(e)(3).

Fiscal Note

Funding: Charlotte Water Operating Budget

34. Collective Storm Drainage Improvement Project - Series AC

Action:

- A. Approve a contract in the amount of \$1,193,341.20 to the lowest responsive bidder JM Custom Construction, LLC (WBE, SBE) for the Collective Storm Drainage Improvement Project - Series AC, 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.
- The contract will address storm drainage systems at:
 - 10112 Fairway Ridge Road in Council District 7, and
 - 1127 Willhaven Drive in Council District 6.
- On July 17, 2025, the city issued an Invitation to Bid; six bids were received.
- JM Custom Construction, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2026.

Charlotte Business INclusion

JM Custom Construction, LLC is a city WBE and SBE.

Established MBE Goal: 8.00%

Committed MBE Goal: 8.04%

JM Custom Construction, LLC exceeded the established contract goal and has committed 8.04% (\$96,000) of the total contract amount to the following certified firm(s):

- Cesar A Leon (MBE, SBE) (\$51,000) (hauling)
- Streeter Trucking Company (MBE) (\$45,000) (hauling)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.03%

JM Custom Construction, LLC is a city WBE and SBE and will self-count its participation of 5.03% of the total contract amount towards the contract goal.

Fiscal Note

Funding: Stormwater Capital investment Plan

Attachment(s)

Map

[Map - Collective SDIP Series AC](#)

35. Pennwood/Amado Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$1,107,570.20 to the lowest responsive bidder GreenWater Development, Inc. (SBE) for the Pennwood/Amado 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 across Amado Street and along Pennwood Lane from Waterwood Street to the end of the cul-de-sac in Council District 1.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, driveways, and asphalt grading.
- On August 5, 2025, the city issued an Invitation to Bid; eight bids were received.
- GreenWater Development, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2027.

Charlotte Business INclusion

GreenWater Development, Inc. is a city SBE.

Established MBE Goal: 7.00%

Committed MBE Goal: 9.56%

GreenWater Development, Inc. exceeded the established contract goal and has committed 9.56% (\$105,909) of the total contract amount to the following certified firm(s):

- Redstone Materials, Inc. (MBE, SBE) (\$55,400) (hauling)
- RRC Concrete, Inc. (MBE) (\$50,509) (concrete)

Established WBE Goal: 4.00%

Committed WBE Goal: 7.56%

GreenWater Development, Inc. exceeded established contract goal and has committed 7.56% (\$83,700) of the total contract amount to the following certified firm(s):

- On Time Construction, Inc. (WBE, SBE) (\$83,700) (masonry)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Pennwood/Amado SDIP](#)

36. Storm Water Repair and Improvement Projects - B

Action:

- A. Approve a contract in the amount of \$4,560,829 to the lowest responsive bidder OnSite Development, LLC for the Storm Water Repair and Improvement FY2026-B 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 improvements to storm drainage infrastructure 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 July 16, 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 August 12, 2025, the city reissued the ITB; two bids were received.
- OnSite Development, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the first quarter of 2028.

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% (\$319,260) of the total contract amount to the following certified firm(s):

- B Hawk and Sons Transportation Services, LLC (MBE) (\$10,000) (road plates)
- LJR Concrete, LLC (MBE, SBE) (\$100,000) (concrete)
- Streeter Trucking Company (MBE) (\$104,630) (hauling)
- Tony's Trucking (MBE, SBE) (\$104,630) (hauling)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.00%

OnSite Development, LLC met the established contract goal and has committed 5.00% (\$228,050) of the total contract amount to the following certified firm(s):

- Keys Trucking, LLC (WBE, SBE) (178,050) (hauling)
- Bird Dog Traffic Control, LLC (WBE, SBE) (\$50,000) (traffic control)

Fiscal Note

Funding: Stormwater Capital Investment Plan

37. Storm Water Repair and Improvement Projects - C

Action:

- A. Approve a contract in the amount of \$4,776,361 to the lowest responsive bidder Onsite Development, LLC for the Storm Water Repair and Improvement FY2026-C 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 improvements to storm drainage infrastructure 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 July 23, 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 August 20, 2025, the city reissued the ITB; two bids were received.
- Onsite Development, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the first quarter of 2028.

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% (\$334,346) of the total contract amount to the following certified firm(s):

- B Hawk and Sons Transportation Services, LLC (MBE) (\$15,000) (traffic control)
- LJR Concrete, LLC (MBE, SBE) (\$100,000) (concrete)
- Streeter Trucking Company (MBE) (\$109,673) (hauling)
- Tonys Trucking (MBE, SBE) (\$109,673) (hauling)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.00%

Onsite Development, LLC met the established contract goal and has committed 5.00% (\$238,819) of the total contract amount to the following certified firm(s):

- Bird Dog Traffic Control, LLC (WBE) (\$35,000) (traffic control)
- Keys Trucking, LLC (WBE, SBE) (\$203,819) (hauling)

Fiscal Note

Funding: Stormwater Capital Investment Plan

38. Storm Water Repair and Improvement Projects - D

Action:

- A. Approve a contract in the amount of \$2,254,509.40 to the lowest responsive bidder OnSite Development, LLC for the Storm Water Repair and Improvement FY2026-D 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.
- The contract will address storm drainage systems at:
 - 5518 Camelot Drive in Council District 7,
 - 7400 Claymont Drive in Council District 5,
 - 4048 Colebrook Road in Council District 1,
 - 3101 Dawnshire Avenue in Council District 2,
 - 13118 Greycrest Drive in Council District 3, and
 - 1911 Manor Mill Road in Council District 6.
- On July 30, 2025, the city issued an Invitation to Bid; four bids were received.
- OnSite Development, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the first 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% (\$157,816) of the total contract amount to the following certified firm(s):

- B Hawk and Sons Transportation Services, LLC (MBE) (\$10,000) (traffic control)
- LJR Concrete, LLC (MBE, SBE) (\$75,000) (concrete)
- Streeter Trucking Company (MBE) (\$36,408) (hauling)
- Tony's Trucking (MBE, SBE) (\$36,408) (hauling)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.00%

Onsite Development, LLC met the established contract goal and has committed 5.00% (\$112,726) of the total contract amount to the following certified firm(s):

- Bird Dog Traffic Control, LLC (WBE) (\$25,000) (traffic control)
- Keys Trucking, LLC (MBE) (\$87,726) (hauling)

Fiscal Note

Funding: Stormwater Capital Investment Plan

39. Lease of City-Owned Property at Charlotte Gateway Station to Flix North America Inc.

Action:

- A. Adopt a resolution to approve a ground lease with Flix North America, Inc. including its subsidiaries and affiliates, one of which is Greyhound Lines, Inc., to continue their temporary operations on city property at Charlotte Gateway Station for a term of 12 months,**
- B. Authorize the City Manager to renew the ground lease for up to four, six-month terms, and**
- C. Authorize the City Manager to negotiate, execute, and amend all documents necessary to complete the transaction.**

Staff Resource(s):

Brent Cagle, CATS
Kelly Goforth, CATS
Lori Lencheski, CATS

Explanation

- In March 2018, City Council approved a ground lease agreement with Greyhound Lines, Inc. for city-owned property located at 120 South Graham Street in Council District 2.
- This property is part of the site for the proposed Charlotte Gateway Station (CGS). The lease was for a maximum term of six years at a lease rate of \$1 per year. The current lease was extended and is set to expire on August 31, 2025.
- The original lease allowed Greyhound Lines, Inc., an intercity bus carrier, to relocate to this interim location so that construction of Phase I (tracks and passenger rail platform) of the CGS project could occur.
- The Greyhound operation at this location is intended to continue until construction begins on Phase II of the CGS project. Phase II will include an Amtrak station and a bus facility, which is currently planned to accommodate both CATS and intercity buses.
- The new lease will be with Flix North America Inc. Flix SE acquired Greyhound Lines, Inc. in October 2021 and launched Flix North America, Inc. to oversee Greyhound Lines, Inc. and FlixBus.
- The new lease terms include:
 - Lease rate will be the same as the current lease;
 - Greyhound will be responsible for all insurance and utility costs and assume responsibility for damages from operations on the main block parcel; and
 - The city shall have the ability to terminate the lease early if Greyhound is in default.

Attachment(s)

Resolution

[Resolution - Lease of City-Owned Property at CGS](#)

40. Lease of City-Owned Property at University City Boulevard Parking Deck to JuaMoto Sunfired Cuisine, LLC

Action:

- A. **Adopt a resolution to approve a lease agreement with JuaMoto Sunfired Cuisine, LLC for a 63-month term for retail space in the University City Boulevard Parking Deck,**
- B. **Authorize the City Manager to renew the lease for up to one, 60-month term, and**
- C. **Authorize the City Manager to negotiate and execute all documents necessary to complete the transaction.**

Staff Resource(s):

Brent Cagle, CATS
Kelly Goforth, CATS
Lori Lencheski, CATS

Explanation

- The UCB Parking Deck on the LYNX Blue Line Extension (BLE) in Council District 4 incorporates approximately 11,495 square feet of leasable space for office and retail, per the Transit Oriented Development ordinance.
- The leasable spaces provide opportunities for retail and business firms to offer goods and services to customers using the BLE, along with walk-up customers from surrounding areas.
- JuaMoto Sunfired Cuisine, LLC will use the space to operate a restaurant and related services and products.
- The lease terms are:
 - Approximately 2,472 square feet of retail space in the UCB Parking Deck (Suite 215);
 - Lease amount of \$4,429 per month (\$53,148 annually) for year one, escalating at a rate of three percent annually for each year thereafter, as is consistent with market rates; and
 - Tenant pays a share of common area maintenance costs.
- Tenants are responsible for improvement costs related to up fit of the parking deck office and retail space.
- The city agrees to reimburse the tenant for improvement costs only if CATS terminates the lease during the initial term for transit related activity. The total amount of reimbursable expenses shall not exceed \$40 per square foot or \$98,980.
- This lease is for the last available retail space at the UCB Parking Deck.

Fiscal Note

Funding: Revenue from the lease will be deposited in the CATS Operating Budget

Attachment(s)

Resolution

[Resolution - UCB Lease to JuaMoto Sunfired Cuisine LLC](#)

41. Airport Fire Protection Equipment Inspections and Maintenance Services

Action:

- A. Approve a unit price contract with VSC Fire and Security, Inc. for fire inspection services for a term of three years, and**

- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- Fire inspection and maintenance services are essential for safety in the airport's terminal and outlying buildings. The inspections assess the readiness of fire safety systems, identify hazards, and ensure regulatory compliance, helping to reduce the risk of fire.
- On June 2, 2025, the city issued Request for Proposals (RFP); one response was received.
- VSC Fire and Security, Inc. meets the city's needs in terms of qualifications, experience, operations plan, staffing, 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 \$300,000.

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. VSC Fire and Security, Inc. 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: Aviation Operating Budget

42. Airport Fuel Products

Action:

- A. **Approve the purchase of fuel products from a cooperative contract,**
- B. **Approve a unit price contract with Mansfield Oil Company of Gainesville, Inc. for the purchase of fuel products for a term-expiring February 10, 2027 under Sourcewell contract #121522-MNF, 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 contract.**

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- Aviation facilitates access to gasoline and diesel fuel for both Aviation use and tenant use on the airfield.
- 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 can leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Approximately 75 percent of fuel costs are recovered via fuel consignment agreements with airport tenants.
- Annual expenditures are estimated to be \$9,000,000.

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: Aviation Operating Budget

43. Airport Master Plan Professional Services

Action:

- A. **Approve a contract in the amount of \$5,703,032.74 with Ricondo & Associates, Inc. for Airport Master Plan professional services, and**

- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- The current Airport Master Plan, which identifies projects that would enhance capacity and efficiencies to accommodate expected growth, was completed in 2016. An update to the Airport Master Plan is required due to unprecedented post-pandemic growth and ongoing industry-wide changes.
- The Airport Master Plan Update will provide a framework for future development and execution of the Airport's Strategic Vision for the next 25 years.
- On April 10, 2025, the city issued a Request for Qualifications (RFQ); two responses were received.
- Ricondo & Associates, Inc. is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. Ricondo & Associates, Inc. has committed 5.39% (\$307,440) of the total contract amount to the following certified firm(s):

- Amplify Consulting, LLC (MBE, SBE) (\$62,100) (stakeholder engagement)
- CES Group Engineers, LLP (WBE) (\$40,740) (civil engineering)
- John Davenport Engineering, Inc. (MBE) (\$75,200) (landside engineering)
- MAV Consulting Group, PLLC (WBE) (\$104,400) (implementation planning)
- Richa Graphics (MBE, SBE) (\$25,000) (reproduction services)

Fiscal Note

Funding: Aviation Capital Investment Plan

44. Airport On-Call Electrical Services

Action:

- A. Approve unit price contracts for on-call electrical services for a term of three years with the following:**
- **AKW Electrical Contractors, LLC (SBE),**
 - **Besco Electric Corporation (MBE), and**
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- Aviation owns and maintains over 100 facilities, including offices, emergency services buildings, equipment shops, and leased cargo operations warehouses located at the airport.
- Ongoing maintenance of these facilities requires electrical services, including standard maintenance, minor renovations, and repairs.
- These contracts will provide diagnostic, maintenance, and repair services to systems that power buildings, electric vehicle charging facilities on the ramp, and Aviation operations-based activities.
- On July 7, 2025, the city issued a Request for Proposals (RFP); three responses were received.
- The companies selected best meet 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 aggregate expenditures are estimated to be \$275,000.

Charlotte Business INclusion

AKW Electrical Contractors, LLC is a city SBE, and Besco Electric Corporation is a city MBE. 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: Aviation Operating Budget

45. Airport Pre-Conditioned Air Units and Ground Power Units

Action:

- A. **Approve the purchase of pre-conditioned air units and ground power units by the sole source exemption,**
- B. **Approve a unit price contract with ITW GSE, Inc. for the purchase of pre-conditioned air units and ground power units for a term of three years, and**
- C. **Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Sole Source Exemption

- NC General Statute Section 143-129(e)(6) provides that formal bidding requirements do not apply when:
 - Performance or price competition are not available;
 - A needed product is available from only one source or supply; or
 - Standardization or compatibility is the overriding consideration.
- Sole sourcing is necessary for this contract due to the need for equipment standardization.
- City Council approval is required for any purchases made under the sole source exception.

Explanation

- Aviation owns and maintains 123 passenger boarding bridges (PBBs), all of which include pre-conditioned air units (PCAU) and ground power units (GPU). The PCAU and GPU are essential components of the PBBs as they provide regulated air conditioning and electrical power to the aircraft when parked.
- ITW GSE, Inc. is the manufacturer of this specialized airport equipment, and standardization is required to maintain performance standards and ensure compatibility with existing equipment.
- At renewal 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 \$700,000.

Charlotte Business INclusion

Sole sourcing was required for this contract due to the need for equipment standardization. Sole source contracts are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process and do not present opportunities for subcontracting. This aligns with what is required by NC State Statute Section 143-129(e)(3).

Fiscal Note

Funding: Aviation Operating Budget

46. Refund of Property Taxes

Action:

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$448,746.28.

Staff Resource(s):

Matthew Hastedt, Finance

David Browne, Finance

Explanation

- Mecklenburg County notified and provided the city the list of Property Tax refund due to clerical or assessment error.

Attachment(s)

Taxpayers and Refunds Requested

Resolution

[List of Taxpayers 9.22.25](#)

[Resolution - Refund of Property Taxes 09.22.2025](#)

47. INLIVIAN Housing Revenue Bond Issuance Approval for Trella Uptown Apartments

Action:

Adopt a resolution granting INLIVIAN's request to issue new multi-family housing revenue bonds in an amount not to exceed \$3,000,000 to finance the development of an affordable housing development known as Trella Uptown Apartments.

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Explanation

- The action will not further obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of new multi-family housing revenue bonds for the Trella Apartments which is developed, owned, and operated by 8th & Tryon AUOE, LLC, a North Carolina limited liability company and subsidiary of Horizon Development Properties/INLIVIAN (Developer).
- The city-supported development consists of 106 affordable housing units serving households earning 80 percent and below the Area Median Income (AMI) and situated on approximately 2.2 acres at 426 North Tryon Street in Council District 1.
- The building also contains 247 market rate apartment units owned by a separate entity. The market rate units are neither financed with the bonds nor supported with the city's 2021 Housing Trust Fund (HTF) allocation.
- This action further supports City Council's September 27, 2021, approval of \$3.2 million HTF support for the affordable units, and its November 28, 2022, resolution authorizing INLIVIAN to issue \$17 million in initial multi-family housing revenue bonds. As a result of increasing construction costs, the Developer has experienced a financing gap and has requested the additional \$3 million in bonds to fill the gap.

Background

- In conjunction with the Developer's request for city housing development support, the Developer applied for four percent low-income housing tax credits and a housing bond allocation capacity from the North Carolina Housing Finance Agency (NCHFA) to help finance the land acquisition and construction of the Development, both of which received approval from the NCHFA.
- Tax credit and bond allocations are subject to federal income limits and set-aside rules and include deed restrictions.
- INLIVIAN, as a public housing authority, is duly authorized to issue housing bonds to finance developments that serve persons of low and moderate income, including developments in which it has an indirect interest. The INLIVIAN board of directors approved the issuance of the new multi-family housing revenue bonds on September 16, 2025.

Attachment(s)

Map

Resolution

[Map - Trella Uptown Apartments](#)

[Resolution - Bond Issuance Approval for Trella Uptown Apartments](#)

48. Meeting Minutes

Action:

Approve the titles, motions, and votes reflected in the Clerk's record as the minutes of:

- August 4, 2025, Council Committee Discussions,
- August 11, 2025, Business Meeting,
- August 18, 2025, Zoning Meeting, and
- August 25, 2025, Business Meeting.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Meeting minutes can be reviewed on the City Clerk's website:
<https://www.charlottenc.gov/City-Government/Departments/City-Clerk/Meeting-Minutes>

49. Set a Public Hearing on Ahsul Phase 1 Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for October 27, 2025, for Ahsul Phase 1 Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 41.746-acre "Ahsul Phase 1" site is in northern Mecklenburg County. The property is located on the south side of Sunset Road, across from Edmore Boulevard, and east of Oakdale Road.
 - The property is owned by Sunset Rd Investments, LLC.
 - The site is currently developed with five single-family residential units which will be removed prior to redevelopment.
 - The petitioner has plans to redevelop the site with 142 duplex units and 69 triplex units.
 - The property is zoned N1-A (Neighborhood 1 - A), which allows for single-family detached residential uses, duplexes, triplexes, and a limited number of other uses.
 - The property is located immediately adjacent to City Council District 2.
 - The petitioned area consists of eight parcels: parcel identification numbers 037-041-04, 037-041-05, 037-041-06, 037-042-07, 037-042-12, 037-042-16, 037-042-17, and 037-042-18.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

[Map - Ahsul Phase 1 Annexation](#)

[Resolution - Ahsul Phase 1 Annexation](#)

50. Set a Public Hearing on Long Creek at McClure Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for October 27, 2025, for Long Creek at McClure Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation does not share boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 133.451-acre "Long Creek at McClure" site is in northern Mecklenburg County. The property is located east of Brookshire Boulevard, north of Pleasant Grove Road, and south of Interstate 485.
 - The property is owned by William McClure, Calvin McClure, Etta Virginia, Thomas McClure, Suzanne McClure, and Rock River Holdings, LLC.
 - The site is currently developed with some single-family homes among vacant parcels. All existing structures will be removed prior to redevelopment.
 - The petitioner has plans to redevelop the site with 146 single-family detached units, 132 duplex units, and 159 triplex units.
 - The property is zoned N1-A (Neighborhood 1 - A), which allows for single-family detached residential uses, duplexes, triplexes, and a limited number of other uses.
 - The property is located immediately adjacent to City Council District 2.
 - The petitioned area consists of 17 parcels: parcel identification numbers 033-221-03, 033-221-04, 033-221-07, 033-221-08, 033-221-09, 033-221-10, 033-221-11, 033-031-26, 033-051-37, 033-051-38, 033-031-13, 033-051-27, 033-031-12, 033-051-26, 033-051-43, 033-031-10, and 033-031-36.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

[Map - Long Creek at McClure Annexation](#)

[Resolution - Long Creek at McClure Annexation](#)

51. Resolution of Intent to Abandon a Portion of Right-of-Way off Mecklenburg Avenue

Action:

- A. Adopt a Resolution of Intent to abandon a portion of right-of-way off Mecklenburg Avenue, and**
- B. Set a public hearing for October 27, 2025.**

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 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

Priscilla K. Eich

Attachment(s)

Map

Resolution

[2025-001294A - Abandonment Map](#)

[2025-001294A Resolution of Intent 09.22.2025](#)

52. Resolution of Intent to Abandon an Additional Portion of Old Dowd Road and a Portion of Marshall Drive

Action:

- A. Adopt a Resolution of Intent to abandon an additional portion of Old Dowd Road and a portion of Marshall Drive, and**
- B. Set a public hearing for October 27, 2025.**

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 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 3.
- The Airport requests to abandon rights-of-way for the legacy section of Old Dowd Road and Marshall Drive, as both no longer serve public traffic following the realignment and are now used exclusively by the Airport.

Petitioners

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2024-007368A - Abandonment Map](#)

[2024-007368A Resolution of Intent 09.22.2025](#)

Adjournment

REFERENCES

53. 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.

54. 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.

55. 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.