

The City Council of the City of Charlotte, North Carolina convened for an Action Review on Monday, October 13, 2025, at 5:07 p.m. in Room 267 of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Council members present were Danté Anderson, Malcolm Graham, Lawana Mayfield, James Mitchell, Marjorie Molina, and Victoria Watlington.

ABSENT UNTIL NOTED: Councilmembers Dimple Ajmera, Tiawana Brown, Ed Driggs, Renee Johnson, and Edwin Peacock III

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Mayor Lyles said so, we're going to start and call this meeting to order. Pay attention to this agenda, because we have three closed session items today, in addition to all of the materials that we have that we will be doing in our regular Business Meeting.

Councilmember Johnson arrived at 5:09 p.m.

So, we're going to start off with our consent and action review, and call the meeting to order, and now we're going to do introductions. We will move on to our next item, but I want to make sure that we appreciate all of you that are joining us and will be here, especially there are people that I hope will be watching us online for our October 13, 2025, Council Business Meeting.

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ACTION REVIEW

ITEM NO. 1: MAYOR AND COUNCIL CONSENT ITEM QUESTIONS AND ANSWERS

Mayor Lyles said we do have a speaker for our consent item, I believe it's Item No. 23, and so if we could recognize Mr. Evan Schultheis.

Evan Schultheis, 1001 Brookrun Drive, Apartment 1112 said thank you. Esteemed counselors, tonight you will vote on approval of the expenditure of nearly \$3 million in federal grant money on an engineering firm to address road and traffic safety in the City. I'm here to raise the point that this is the fundamental problem with transit costs in Charlotte, that having little to no in-house staff with the technical knowledge to direct consultancy or engineering firms, much less actually manage and execute projects themselves, is the largest contributor to cost overruns and long delivery timelines for infrastructure in the United States.

A 2023 study by New York University identified a lack of in-house expertise. Due to a desire to offload risk results in higher bid prices, conflict with other agencies, and low standardization, all of which significantly raises total project costs. For example, the New York MTA (Metropolitan Transportation Authority) gutted its in-house Capital Projects Management Group from 1,600 to 124 employees between 1990 and 2011, resulting in nearly 20 percent of total project costs being paid to consultancy firms and double the average in West Europe. The CRTPO (Charlotte Regional Transportation Planning Organization) has just 15 employees.

The reality is that outsourcing endless studies and even core design guidelines to firms is pointless when the transit agency does not have the expertise to absorb and utilize that information. The study compared ballooning project cost to that of nuclear power plants, with a loss of expertise and lack of standardization, has resulted in comparable multi-billion-dollar costs, whereas countries with successful transit-built programs have used a large cadre of civil servants that retain technical, and management know how, project data, labor force experience, and logistical chains across multiple projects. I realize I likely cannot change the outcome of tonight's vote, but I can ask the City to consider a new direction.

I ask the City to stop outsourcing to consulting, and to begin developing an in-house design engineering team that can execute projects at lower costs and deliver them in shorter timelines, which would better impact safety and transit in the City. Thank you for your time.

Mayor Lyles said thank you very much for your comments. I do want to have followup if any Council members have any followup. I do want to recognize Bob Cook, who is CRTPO; I think I was on that 20 years ago. So, it's good to see you. I think that you've heard from the speaker, and if there's an opportunity maybe we can have a little bit of a conversation and see what you're doing and how that works, and I appreciate you coming to speak on the item.

Councilmember Johnson said Marie, can you explain, does this have anything to do with the pending referendum?

Marie Harris, Budget Director said no, ma'am. Any contracts we do, they'd be used for any types of projects pending, and this particular one we received USDOT (United States Department of Transportation) grant funding for.

Ms. Johnson said okay, because we have received some concern from the public that this is related to the referendum, that this is further debt, but that is not the case, is that correct?

Ms. Harris said no, ma'am, in any of our contracts that we have in place that we would utilize we wouldn't do any expenditures. We might spend more, not on this particular one, but any of them, we just might have more volume for some of them that you'd have to be aware of.

Ms. Johnson said thank you.

Ms. Harris said thank you.

Councilmember Mayfield said I want to say thank you to the speaker. Although, I agree that we have an opportunity to look in-house, because I also have shared concerns about the amount of funding that is spent on consultants versus in-house. For this particular project, because on February 10, 2025, we approved the budget ordinance accepting the safe streets and roads for all grants from the U.S. Department of Transportation, which was \$3,150,000, and that is specifically for the development of a Regional Comprehensive Safety Action Plan for the CRTPO. So, because these are funds that are coming in from the Federal Government and not necessarily our general funds or tax dollars, I am much more comfortable to move this conversation forward, because I would've been asking a whole lot of questions as well if we were looking at us paying for this. I do agree that we may have an opportunity, as we move forward and go into the retreat, to work with the Manager, since we're a board of directors, to look at opportunities in-house, whether it's in the Attorney's Office, and other areas, to have these specialists to conserve on the tax dollar. Thank you, Madam Mayor.

Mayor Lyles said thank you. Any other comments? I do believe that you noted that New York had done something that we have not, so we can begin to have some ideas around, maybe we should look into this a little bit more, considering the remarks by Ms. Mayfield and Ms. Johnson. Alright, so thank you again for bringing this to our attention. So, now are there any consent items for a separate vote?

Ms. Mayfield said I'm going to ask that we pull 14, 17, and 20, and it's really for discussion. Marie and I had a chance to review, but I would like for it to make its way into the minutes, but it will be a separate vote. Thank you.

ITEM NO. 14: RIGHT OF WAY ACQUISITION AND RELOCATION SERVICES

Councilmember Mayfield said so Item No. 14 is the right-of-way acquisition and relocation services. What we are being asked to approve tonight is the unit price contracts for right-of-way acquisition and relocation services for a term of three years to multiple businesses throughout the City, and we're anticipating a total annual aggregate of expenditures around \$7.5 million.

Councilmember Driggs arrived at 5:16 p.m.

So, my question was, does this include, not only the business fees, but also the potential purchase price? If we're saying upwards of up to \$7.5 million, and Marie did share that the contracts include real estate negotiation services, and hopefully the projection is not to exceed this amount. Marie, did you have additional?

Marie Harris, Budget Director said yes, ma'am, but to clarify your point, this does not include the purchase price.

Ms. Mayfield said right.

Ms. Harris said yes, ma'am.

Ms. Mayfield said which was the challenge that I have if we're allocating up to \$7.5 million, no disrespect to consultants, everybody has to have a job, but for you to talk and to negotiate the potential price, but this does not also include the ability to make that purchase price, that that would be coming back at a later date through another budget line item, I just wanted clarity on that particular one just to make sure that, not only I understood, but the community also knows that contract real estate acquisition agents, they charge a per parcel fee that varies based on the type of project and the project's specific requirements, and that the City incurs no ancillary charges from agents beyond the cost of the recording easements. I did have concerns of the up to \$7.5 million, and that amount not including the actual purchase of land, if possible.

Motion was made by Councilmember Anderson, seconded by Councilmember Driggs, and carried unanimously to (A) Approve unit price contracts for right-of-way acquisition and relocation services for a term of three years with the following: Carolina Right of Way, CityScape Acquisition, Inc. (WBE, SBE), Colliers, Gulf Coast (SBE), Hearn Real Estate Solutions (MBE, SBE), O.R. Colan, Professional Land Management, Professional Property Services, TELICS, Volkert, and (B) Authorize the City Manager to renew the contracts for up to one, two-year renewal term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Ms. Mayfield said I am not going to vote against, add to the seven, but I do want us to look at moving forward how we identify these contracts. So, you will have seven in support.

Anthony Fox, Interim City Attorney said and Madam Mayor, she has two additional items that she would like to discuss, and you also have the approval of the remainder of the consent agenda still.

ITEM NO. 17: WASTEWATER TREATMENT EQUIPMENT

Councilmember Mayfield said this is more for a comment. We did have a chance to reach out to our Director of Water, and basically what we are asking to approve is the purchase of the Tri-Vent aeration blower filters. Where I had a question is, I thought we built a facility in Pineville. Actually, the County built this facility many years ago prior to consolidation. The question that I had asked of Ms. Harris is, how much is Pineville contributing to the cost? When I was looking at costs, I'm thinking, okay our Enterprise

Fund is set up in a way where we pay increase in our water. The reality is, since we have the largest population, the bulk of those costs are paid out of the City of Charlotte. So, I wanted to know what the contribution from Pineville was, and Marie was able to get more details on that for me.

Marie Harris, Budget Director said yes, ma'am, and Ms. Mayfield's point, previously each town had their own water systems, and when we consolidated it became one water system that everybody pays the same rate towards. So, we collected basically all the assets into one system now, and everybody pays the same rate towards it, yes.

Ms. Mayfield said and although we all pay the same rate, still the bulk of that cost being just based on population, we're seeing a greater contribution from Charlotte. Yet, what I do appreciate is that Pineville built the system. We've now, for a number of years, worked with and moved forward with providing a more comprehensive water access for our region, but I wanted clarity on that.

Motion was made by Councilmember Mayfield, seconded by Councilmember Driggs, and carried unanimously to (A) Approve the purchase of Tri-Vent aeration blower filters by the sole source exemption, (B) Approve a contract with Bofrebo Industries dba Endustra Filter Manufacturers, Inc. for the purchase of Tri-Vent filters 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.

Ms. Mayfield said and actually, Mayor, 20, Marie was able to get me the information that I needed on that. I did not mean to pull that one for a separate.

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ITEM NO. 2: CONSENT AGENDA ITEMS 12 THROUGH 25 MAY BE CONSIDERED IN ONE MOTION EXCEPT FOR THOSE ITEMS REMOVED BY A COUNCIL MEMBER. ITEMS ARE REMOVED BY NOTIFYING THE CITY CLERK.

Motion was made by Councilmember Driggs, seconded by Councilmember Molina, and carried unanimously to approve the consent agenda as presented with the exception of Item No. 14, Item No. 17, and Item No. 23 which were pulled for a separate vote.

The following items were approved:

Item No. 12: Traffic Signal Installation and Maintenance

Approve a contract in the amount of \$11,739,097.69 to the lowest responsive bidder Brooks-Berry-Haynie & Associates, Inc. for the Unspecified Traffic Signal Installation and Maintenance project.

Summary of Bids

The City of Charlotte issued an Invitation to Bid twice; only one bid was received both times from Brooks-Berry-Hayne & Associates.

Item No. 13: Electrical Supplies and Equipment

(A) Approve the purchase of electrical supplies and equipment from a cooperative contract, (B) Approve a unit price contract with WESCO Distribution, Inc. for the purchase of electrical supplies and equipment for a term of four years under Omnia Partners Contract #R240809, 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.

Item No. 15: Brass Parts and Fittings for Water Services

(A) Approve a unit price contract with Fortiline Waterworks, Inc. for the purchase of brass parts and fittings for water services for a term of one year, 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.

Summary of Bids

Fortiline Waterworks	\$786,258.20
Core & Main	\$855,823.41
Ferguson Enterprises	\$869,232.34

Item No. 16: Engineering Services for Reclaimed Water Systems

Approve a contract in the amount of \$901,818 to Garver, LLC for engineering services for reclaimed water systems.

Item No. 18: Water Service Line Copper Tubing

(A) Approve a unit price contract with Ferguson Enterprises LLC for the purchase of water service line copper tubing 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 contracts consistent with the purpose for which the contracts were approved.

Summary of Bids

The City of Charlotte issued an Invitation to Bid; only one bid was received from Ferguson Enterprises LLC.

Item No. 19: Engineering Services for Cricketeer Storm Drainage Improvement Project

(A) Approve contract amendment #1 for \$489,000 to the contract with Brown & Caldwell for design and construction phase administration services, and (B) Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.

Item No. 20: CATS Air Compressor Maintenance and Repair Service

(A) Approve a contract with FS Compression Co. LLC for maintenance and repair service of air compressors and air dryers 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.

Item No. 21: CATS Bus Operations Bus Batteries

(A) Approve a unit price contract with Charlotte Truck Center for the purchase of bus batteries for a term of three years, 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 contract consistent with the purpose for which the contract was approved.

Summary of Bids

Charlotte Truck Center	\$173,876.90
TLG	\$196,286.00
Battery Service	\$203,630.00
Clarke	\$337,210.15

Item No. 22: CATS Light Rail Tire Wheel Kits

(A) Approve a unit price contract with Siemens Mobility Inc, for the purchase of light rail tire wheel kits 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 contracts consistent with the purpose for which the contracts were approved.

Summary of Bids

The City of Charlotte issued an Invitation to Bid; only one bid was received from Siemens Mobility Inc.

Item No. 24: Resolution of Intent to Abandon a Portion of Alleyway between Liggett Street and Bullard Street

(A) Adopt a Resolution of Intent to abandon a portion of alleyway between Liggett Street and Bullard Street, and (B) Set a Public Hearing for November 24, 2025.

The resolution is recorded in full in Resolution Book 56, at Page(s) 086.

CONSENT – PROPERTY TRANSACTIONS

Item No. 25: Property Transactions – Design-Build Valley Haven Water Quality Enhancement Project, Parcel # 32

Acquisition of 61,210 square feet (1.405 acres) Conservation Easement and 53,333 square feet (1.224 acres) Temporary Construction Easement at 6130 Pineburr Road from HDP McAlpine, LLC for \$680,000 for Design-Build Valley Haven Water Quality Enhancement Project, Parcel # 32.

Anthony Fox, Interim City Attorney said Mayor, I think Item No. 23, while there was discussion, there was not a vote.

ITEM NO. 23: PROFESSIONAL ENGINEERING AND PLANNING SERVICES FOR THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION COMPREHENSIVE SAFETY ACTION PLAN

Motion was made by Councilmember Mayfield, seconded by Councilmember Driggs, and carried unanimously to (A) Approve a contract for up to \$2,850,000 with Stantec Consulting Services, Inc. for professional engineering and planning services to develop a Comprehensive Safety Action Plan for the Charlotte Regional Transportation Planning Organization planning area, and (B) Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

The following persons submitted written comments regarding this item pursuant to S.L. 2020-3, SB 704. To review comments in their entirety, contact the City Clerk's Office

Craig Reynolds, trekkie0805@gmail.com

ITEM NO. 3: ACTION REVIEW AGENDA OVERVIEW

Marcus Jones, City Manager said so, thank you, Mayor and members of Council. As the Mayor mentioned earlier, we have a number of closed session items, actually four of them, today. So, I believe we're going to start off with the Metropolitan Public Transit Authority appointment process, that's what we have left to do, we want to go with the housing first.

Mayor Lyles said I think we wanted to have housing and then move on, and then we'll come back to your group, Mr. Mitchell. Okay, housing.

Councilmember Watlington said due to a potential conflict, I'm going to ask to be recused from this conversation.

Motion was made by Councilmember Mayfield, seconded by Councilmember Mitchell, and carried unanimously to recuse Councilmember Watlington due to a potential conflict of interest.

Councilmember Brown arrived at 5:25 p.m.

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ITEM NO. 4: ACTION REVIEW ITEMS

Mayor Lyles said alright, so we did decide that we were going to start with our housing program.

Councilmember Mayfield said I am lobbying that right over to our Director, Ms. Rebecca Hefner.

Rebecca Hefner, HNS Director said excellent. Good evening, again, Mayor and members of Council. I'm back to you this week in a follow-up conversation. So, last Monday, we gave a briefing to Housing, Safety and Community Committee on the recommendations related to the Housing Trust Fund, and then a follow-up conversation with full City Council as part of Committee report outs. Last Thursday in your packets we provided some additional information, specifically around the supportive housing developments, and that's what I'm going to focus a little bit on tonight, but then open up the opportunity to discuss any of the recommendations.

I wanted to share a little bit more about supportive housing, partly because these are housing types that you don't see as often. They don't come through on a regular cadence, and they do work a little bit differently. Both transitional housing and emergency shelter, you have proposals within the Housing Trust Fund for one of each, are types of supportive housing. So, supportive housing is characterized by low barrier to entry, shorter median length of stay, and wraparound services that provide supports to the residents. The role of supportive housing in our communities housing ecosystem is to be a bridge in between unsheltered homelessness and some type of permanent housing.

Councilmember Ajmera arrived at 5:26 p.m.

Transitional housing and low-barrier shelters are an important part of this ecosystem, especially when they provide access to services that allow households to transition into permanent housing. In your Housing Funding Policy, you do have a \$9 million investment goal for supportive housing and shelter capacity. One of the things that when we evaluate proposals to bring forward to you is, of course, we always look at the alignment with your Affordable Housing Funding Policy.

The place that supportive housing recommendations really fall into alignment with the policy are in three different areas. One is, you're serving priority populations. So, this focus on vulnerable populations is an explicit priority within your policy. Resident services, linking housing and services to create stronger outcomes. This is one of your investment priorities and it is inherent in supportive housing to do just that. Then, partnerships and leverage. In this priority, you have adopted that priority will be given to proposals that incorporate broad partnerships, partnerships that provide resident services, and investments that improve quality of life and access to opportunity, so just putting that into the context of your funding policy.

Then, there were quite a few questions last week about the investment. So, I wanted to make a note about the financial structure as it relates to supportive housing. You're not going to get the kind of leverage ratios in supportive housing that you do for other housing types. The per unit or per room construction costs are typically going to be much higher. One thing, as we talked about last week, is that these types of housing require more than just the housing unit. They require space for caseworker and system navigator offices, sometimes medical facilities, classrooms, and other types of amenities that will provide direct services to the residents. Then, the important piece, which is what makes them require a higher amount of public investment, is that supportive housing charges little to no rent. So, because of that they cannot carry debt. So, you will often see, and as is the case in one of these, leverage ratios that are 1:2 or 1:4,

because the public and philanthropic dollars are going to constitute actually the majority of the project capital. So, in that way, supportive housing is very different from the per unit investment that you're going to typically see for rental housing production or homeownership.

I also wanted to share a little bit about the need in our community for this type of housing. So, this slide is an update of a slide that was taken directly from the May 2025 presentation that went to Housing, Safety and Community Committee, when you all talked about the potential for a non-congregate shelter here in Charlotte. The update here is the data. So, according to the last point in time count, this is collected and published by Mecklenburg County, there were 444 people experiencing unsheltered homelessness in Mecklenburg County. Shelter utilization, as many of you know, is at an all-time high. Our emergency shelter options are full, and often on waiting lists. The need for non-congregate shelter is especially acute. We don't currently have non-congregate shelter options in our community, especially serving adults who have medical, behavioral health, or mobility challenges. In these types of situations, it's often very difficult for households to be accommodated in traditional congregate shelter environments. So, wanted to put in context where we are as it relates to the need, both for these types of housing and to support our unsheltered households in general.

So, we talked last week about these two proposed developments, the first being the Mecklenburg County hotel conversion. This is the same slide that you saw last week. This information, again, was included, a deeper dive in your packets from last week. A couple of things that I wanted to talk about, just in follow-up to the questions that came up. So, the non-congregate emergency shelter has a number of defining attributes that really make it different from quite a number of the types of proposals you've seen in the past. So, by definition, the non-congregate design is very different than our other shelters currently in the system. This project design emphasizes privacy, safety, accessibility, and individualized service coordination. There was a question and concern last week about the investment per bed, and I just want to call your attention to that. We've updated that language to look at it as investment per room or unit, because in a non-congregate shelter these are rooms. So, think of it as a standard, basic hotel room with a bed, some furniture, and a bathroom. This emergency shelter would serve adults, and that includes multi-member adult households, but without minor children. So, this is not a family shelter, it is specifically for adults. This shelter will have on-site medical care, mental health services, and substance use treatment. What we think of as mission critical when it comes to the shelter investment is that some shelter capacity would be earmarked for direct referrals from the City and County's street outreach partners. So, we have a number of street outreach partners in the community, for example, Hearts For The Invisible. They're out in the streets building relationships, building trust with our unhoused neighbors and they often don't have a place to refer people to. So, this would earmark some capacity for those direct referrals, which would make your investments in street outreach more effective.

As you discussed with house and safety community in May 2025, the desired model for this emergency shelter is really a public/private partnership. The model is that City and County would collaborate to fund the acquisition and conversion renovation of an existing building, the private sector would fund the first three years of operating costs for the shelter, and then an experienced service provider would be selected to operate the shelter. So, there were a couple of questions last week about the private funding. That funding has not been secured, but Shawn Heath was able to reach out last week to a couple of our partners and confirm that this is indeed still a top priority of our private sector partners and our, especially Uptown, businesses. They are committed to raise the operating costs for the first three years of the shelter, but just like all of your investments, you are a last in funding source. So, in this case you could make the City funding contingent on that private sector commitment, so you could choose to not release these funds until that commitment is secured. Then, the service provider would also be responsible for advancing a sustainable financial model starting in year four, and that was actually included as an explicit component of the RFI (Request for Information) that was released earlier in 2025.

On the Dream Center Campus, again, this is the slide that you saw last week with the one exception that we have updated anywhere indicated beds to units or rooms, because this, again, is also a design that would have individual rooms and bathrooms. There are a couple of things I wanted to note about the Dream Center Campus. So, there were some questions last week about the developer. So, one of the things that staff does, in bringing forward recommendations, is to evaluate the experience and qualifications of the development team. So, the Charlotte Mecklenburg Dream Center is a faith-based nonprofit. They have been engaged in community work since 2014, providing supportive services, and they have partnered with True Homes to develop the housing units. So, True Homes will be the development partner for this proposed transitional housing campus. I do want to clarify. So, they are a 501(c)(3) nonprofit. They were founded by Jim Noble, as part of a global network of Dream Centers, the original one of which is in Los Angeles. So, this is a model of churches and transitional housing together that extends at this point across the globe. It is a nonprofit with a professional staff, and they do have back end administrative and financial oversight provided by the entity Noble Food and Pursuit. So, I wanted to clarify the relationship there, as we had a number of questions last week. This development proposes a wholistic approach to transitional housing that really combines stable housing, health, life skills, and in particular, job readiness training. So, the core piece of the job readiness training is typically a 12-month process that serves individuals and families that are impacted by substance use, homelessness, displacement, or who are reentering the community from institutional settings. The resident services on site that are proposed would include wraparound supports for mental health and addiction recovery, daycare services, and recreational facilities with a wide range of partnerships that have been proposed. So, just a couple of points there to clarify a few of your questions from last week.

The only thing left in the presentation is if any of you have questions about other projects, we can bring those up, but that's the end of my formal presentation for tonight trying to address a little bit of the context around supportive housing.

Mayor Lyles said alright, thank you very much for refocusing us on this.

Councilmember Driggs said I think this is very responsive to a pressing concern that we have, and one frankly that got even more attention after the tragic murder of Iryna Zarutska, because of the mental state of the assailant. My question really for both of them has to do with operational kind of data. How many people can be served, how long are they there, and do we have any indication of the kind of success they have, so that we know what we're buying into?

Ms. Hefner said yes. So, I'll start with the hotel conversion. This is an emergency shelter; there are 62 rooms. While emergency shelter is intended to be very short-term stays, I will say that our shelter system is full, in part because we have a limited supply of permanent supportive housing to transition people out of shelter into. So, typically in our shelters right now, people are staying longer than they typically would in emergency shelter. The capacity there is 62 rooms. Some of those would be for one adult. Some of them would be for an adult family, and others where there are two beds. So, think about, in a hotel you have some one beds and some two beds, where there are two beds they could potentially serve two separate households. So, that's capacity wise for the emergency shelter.

Mr. Driggs said but on that one, the point I'm trying to get at is when you say longer, what is the total annual traffic through the facility? How many people will be served in a year?

Ms. Hefner said okay, I can find that out and provide it in follow up.

Mr. Driggs said alright, because I think that's important. We're looking at a need that we've identified a number of people, and our ability to kind of make some inroads there would depend on how long they're here and when the capacity is freed up and available

for reuse, and I think the question applies to both. Again, I'm generally supportive. I want to say I think this is very responsive to a need we have.

Ms. Hefner said I would note about the Dream Center that the length of stay there is more defined, it's intended to be a one-year program, which is standard for transitional housing.

Mr. Driggs said that's for the?

Ms. Hefner said for the Dream Center campus.

Mr. Driggs said right, okay. So, maybe if you could just sort of think about that and let us know how many people you think we can serve. Then, the other question is, people who come out again. Famously mental health patients, for example, have a tendency to get stabilized and so on, and then they relapse. So, how are we measuring success?

Ms. Hefner said sure.

Mr. Driggs said alright, thank you.

Ms. Mayfield said so a couple of questions, Rebecca. One, we'll start with the Dream Center since that's the slide that's up. I have heard from a number of partners that one of the challenges that they are having with placing some of their residents in some of our faith-based partners funded programs. I may not be religious, but yet, part of completing your program is to sit through your, for the one example of a word, indoctrination, of what you identify as religion. Since we're saying this is a faith-based housing project, how do we ensure the religious freedoms of the individuals that may need assistance?

Ms. Hefner said sure. So, you don't have a specific policy about that as it relates to Faith In Housing, but I can answer in two ways. One is, the City does say in your contracts that you can't discriminate against people on the basis of a number of things including religion. So, they would not be able to deny access to the program to people if they did not share the same faith as the partner providing the service. That's already established.

Ms. Mayfield said so, I'm going to pause there. Manager, we're going to need to do a little bit more research, because what we have in a contract is not necessarily what is actually experienced in communities with individuals, and individuals not necessarily feeling like there is a clear path for them to seek guidance or assistance. So, we may have that language in our contract, that's not necessarily how it's being implemented in some of these facilities.

Ms. Hefner said in facilities that the City's funding already?

Mayor Lyles said yes.

Ms. Hefner said okay. So, yes, let's follow up on that additionally, because that's part of our contract monitoring. Then, you have the opportunity if desired to add other parameters, for example, Dream Center Campus. This is a new partner. So, in the past you have required additional things from new partners like additional financial controls or things like that. So, you do have discretion as a Council if you choose to fund this, to think through, are there parameters that go in the contract if that's the desire of the Council?

Ms. Mayfield said thank you. So, you also noted that this is a program that's pretty much across the globe. Since this will be new here in Charlotte, has anyone actually done any research to actually talk to residents or previous residents at any of these other facilities?

Ms. Hefner said our staff has not talked to residents at any of the other facilities. It's a network, but it's not implementing a specific model. So, here they would have the opportunity to provide transitional housing services according to our local context and our local partners. What we can't do is give you an assessment of how successful they've been, because again, this would be a new venture for them in terms of adding the housing to their supportive services component.

Ms. Mayfield said so, we're a guinea pig. So, Manager, of which he just stepped out, so whichever staff person that's with ACM (Assistant City Manager) that is behind me, what I also want us to look into is, one, Housing & Neighborhood Services staff, ya'll are a small and mighty team. When we're looking at who we're going to partner with, I'm not as concerned if it's \$2 million, \$1,800,000, or \$6 million, we need to make sure that, one, if it's a pilot then we say it's a pilot, that's a different pocket. When we're talking about our most vulnerable, and we have language in here that identifies who's the target, here's the reality, every person that is unhoused is not also in active drug addiction. We have a number of people in our community where drugs and alcohol are not a part of their reality, and they're not able to get access to services, because when they have gone to certain places, the question is around, here's our treatment plan. I don't need a treatment plan. Life happened, but life didn't turn me necessarily to drugs and alcohol.

Also, trying to clarify for teenagers, because we also have facilities where you might have a single parent, whether it's the mother or the father, and they have both a young girl or a young boy, and some facilities are telling them the young man cannot stay there if he's over the age of 13 or over the age of 14. We're not going to put a child into an adult men's shelter. So, for me, if we're having a conversation, because with the other one, in partnership with the County, that one's clearly for adults, no children. Unless it's a facility where families have access and would be able, whether they need assistance or not, are not isolated, because they don't need some of the wraparound services, but they just need a little help, and they're not necessarily looking to be indoctrinated one way or another. Because what we have in here is, we'll serve individuals and families impacted by drug and alcohol addiction, homelessness, displaced persons, individuals reentering the community from institutional settings. If there's very clear language of any one of these versus the expectation that everyone that's coming in has been impacted by drug and alcohol, one that's a misnomer. So, we're running into challenges, fortunate or unfortunately, with friends and family that I have that work directly with individuals not being able to direct them to services. If we're looking to use tax dollars to fund this, I want us to be very clear in our contract.

Now, personally, I've already shared with you and I've already shared with this Council, there is no alternative universe where I'm going to support something that is funded by Mr. Noble, for the simple fact of what I have witnessed within the West Boulevard/Freedom Drive corridor, as the former District Three rep, and things that you have done, and speaking with former employees of the Kings Kitchen Uptown and individuals who fall in this category of our most vulnerable, and the experiences directly that they have had, and not having a space to actually address some of those concerns. You are not a good partner for me to go and stand in front of community and say, yes, this is a good idea for us to not only fund, but for you to stay here and know that you're going to be protected. So, I will not, but I want to make sure that language is in place to not only protect, if this Council moves forward, those residents, but those families, because we have families out here who do not have access to housing, where that parent, mother or father, or a two-parent household, that have a young male and young female child, because you have to have separate rooms, we can't have little boys and little girls sleeping in the same room past a certain age, by our rules. So, we need to make sure if we're going to make an investment, that investment is going to hit and address the needs that our community is presenting, and not just an assumption that everyone is somehow connected or related to drug and alcohol addiction.

Ms. Hefner said Ms. Mayfield, may I clarify as it relates to the family shelter?

Ms. Mayfield said yes.

pti:pk

Ms. Hefner said so, it is another important need in our community for a family shelter. You are very likely to see another recommendation come forward around that, because the family shelter that we have, Booth Commons, is currently closed for renovation and some unexpected costs. So, these proposals cannot and are not intended to address every outstanding need, they both address a particular range of needs, and just to clarify on this slide in terms of the language, the proposal is that this would be and. So, the provider has proposed that they would serve families and individuals impacted by drug and alcohol addiction, and these other categories. So, if it's unclear from the placement of the verbs and the commas, just to clarify, those are "ands".

Ms. Mayfield said I appreciate that. I want there to be very clear expectations that if we are looking to make an investment, even though we have that "and" there, because it was the same conversation we had in Faith In Housing. There's a difference between saying faith and housing versus Faith In Housing. So, when we say that and, the reality is some of our partners, their clients, are not getting access to certain things, because they didn't fit in certain boxes, because we're checking off a box when we say, this is what we're doing, these are the people that we're trying to target. The reality is our landscape is changing. We have a number of people, and we have funded, and we will continue to fund, a number of projects that target those who need additional wraparound services. I'm saying and, if we're going to look at new investments, we create a space to address the needs that we're seeing, so our families that are choosing to live in a vehicle, really not by choice, but to keep their family together verses that family being split up, because you're a young man of 13, 14, or whatever it is, the "and" is how are we also creating a safe space for them? Thank you, Rebecca. Thank you, Madam Mayor.

Mayor Lyles said thank you. I think all of us know that this is a very difficult thing to parse out this simply, and at the same we also know that we have so many of these pockets of who does what and how it's done. I do remember years ago we had Moore Place, and that was the very top notch of what we were doing. I think that what Ms. Mayfield is doing is pushing us to do the right things for the right groups, and so, those are the people that we need to address, and I think that that's an important part of it. All of us have been around to all of the towns and places that we go visit, and we know that there are options that people have and should be able to make on their own, even when it's a tough decision to make for anyone else. I would hope that we will support the efforts, where we would build the facilities that we have, but yet, also begin to think about where is the place that this makes the most sense and does the best amount of work. I think Ms. Mayfield has pointed out some of those places that perhaps we need to start thinking about differently. At the same time, I think it's really important for us, as we talk about our Center City and the people that are sleeping on the streets, I would say almost any place they probably want to be able to be safe and be in a place where they know that they're going to do something. I believe that this, with some work on it, should be able to do that for us, and I would hope that the Council would support this effort.

I remember Moore Place starting out, and everybody was afraid, I mean we were down. I don't think that many of us would even know where it is now. I mean, you drive by it, and you don't even think about it, but they are doing those things that I think Ms. Mayfield was saying. Once you get the person into the place, how do you make sure that you're treating them with dignity and having the ability for them to have choices? That's not going to be everybody, but I do think it's important enough for us to have a Dream Center Campus, and to be able to have this campus treat people that make the choices there. So, I appreciate what you've said and done, because we all know that. I remember when the Salvation Army wouldn't allow you to have even a certain type of blanket. These are small things that I think most of us have learned that people deserve better than that.

Councilmember Anderson said thank you, Ms. Hefner, for the presentation. Just a couple of things. So, with these two projects, we would be allocating \$6.25 million of our \$9 million, so we'll have a little less than a third left, and you mentioned that there might be some additional projects to come through specifically for families. So, I just wanted to

highlight that. The piece for the non-congregate shelter, so who is going to actually operate that shelter?

Ms. Hefner said so, one note about the \$2.75 million left, that is the amount that would be left in this particular investment category within the housing bond. You do have other funding sources that can support some types of shelter and supportive services, that some of your federal funding sources are able to do that, that you don't have a balance in those accounts right now, but you will be coming up. So, what we do is always bring you the recommendation, and then try to align it with the funding source that's available and makes the most sense, so just a note on that.

So, the non-congregate emergency shelter, the County would actually solicit for an experienced service provider through a national search that would actually operate the shelter, in particular, because it is a specific set of skills to provide for the medical and behavioral health services for people experiencing mental illness, and this would be in part for that population. Now, earlier this year, an RFI was put out to do a couple of things. One, make sure there was an interest, make sure there was capacity in organizations, and to make sure that the budget that had been identified was reasonable. So, I believe there were two responses to that RFI, one national provider and one local provider, and so, that gave the team the confidence that they would be able to find someone and to move forward with the plans for acquisition and renovation. So, once the acquisition is finalized, then a full Request For Proposals would be issued to solicit a service provider that, again, would be able to operate the shelter for the first three years with private funding, and then a sustainable funding model in year four.

Ms. Anderson said okay. I absolutely believe we need this; this is a clear need in the community and the specificity of non-congregate. I wasn't here the last meeting, but I did listen to your presentation, and every time we talk about this, though, we use the term some shelter capacity for street outreach, where in reality I'm of the belief that that is really the driver for this type of shelter being stood up, our unhoused residents who are afraid to live in the other types of shelters. So, given that we know that there's a direct need for this, it's directly correlated with some of the challenges Uptown, it's going to, I'm sure, be utilized quite quickly. I feel like we need tighter language around the percentage of throughput from street outreach. I would hate for us to make this investment, and then a few years down the line, this facility is full and we're not able to leverage it for emergency street outreach concerns. So, I don't know if we have the ability to do that, but I would like to see some language that tightens the percentage of capacity, at least a minimum, not a ceiling, but a floor.

Ms. Hefner said you certainly have the ability to do that. So, one thing is, I would ask if I could have a little bit of time to talk with Mecklenburg County in relation to Councilmember Driggs' question also, what's the total volume, and maybe come back to you with what we think is a percentage or a definition of some that's workable within this model.

Ms. Anderson said okay, and I know that we are 50 percent of the financial investment here, so it really is an intergovernmental play, but I want to make sure, again, with the language, that we have capacity for Charlotte residents that are experiencing issues and need housing. So, I would like to see the tightening of that language. Then, I know you mentioned that you're not aware of if there's a time limit for this particular one, but is there a time limit for when a participant can stay at this non-congregate shelter?

Ms. Hefner said in terms of how long they can stay before they're required to leave?

Ms. Anderson said yes.

Ms. Hefner said that hasn't been defined yet. That's something that I think would be defined in partnership with the operating provider, and in an evaluation of our overall landscape in terms of what median length of time people are staying in shelters across the landscape.

Ms. Anderson said okay, and I'm really asking that, because I've been in several conversations with our D.A. (District Attorney) Merriweather, where he talks about the gap. So, when someone is arrested, they really need wraparound services, they don't have a place to live, there's a balance there of like releasing them to be back on the street, but they don't really have any support or any place to stay. So, thinking about if this is an opportunity for some of those individuals to go and participate in a stringent program that would stand them back up to stability, but allow for the throughput of this, because there's only 62 rooms, so it's not a whole lot. It's going to fulfill a need, but quite frankly we need more. This is just a fraction of what we're experiencing. So, I would just like tighter language around that, especially for our investment of being 50 percent.

With the Dream Center, I do agree with the Mayor about Moore Place and have spent some time with Roof Above and know their investment. They also, with our support, have opened up a shelter as well at King's College, converting some of those dorm rooms. So, we're getting slowly some of this capacity online. So, I definitely support both. I just want to make sure we have some language that ensures that Charlotte residents will have capacity and opportunity at this non-congregate shelter. Thank you, Madam Mayor.

Ms. Hefner said certainly.

Councilmember Graham said I just want to thank you for the presentation and bringing it back and drilling down more. I think this is sorely needed for our community for a wide variety of reasons. You just take a ride down Beatties Ford Road or West Boulevard or Reagan Drive, we need a facility where we can run people to services, just not run them away, and so, I think this is certainly much needed. Both of the projects fall in City Council District Two, in which I represent, and certainly we welcome it, because this is not about a District issue, it's about providing safe, clean, affordable housing for people throughout the City. I like the idea that we're focusing and working with Mecklenburg County. This goes back to A Home For All, which there is a three-legged stool between the City, the County, and the private community for support. I was able to talk since our last meeting with members of the CELC (Charlotte Executive Leadership Council) about their commitment for funding the first three years. I think that commitment is there and those fundings are there. So, I feel real comfortable moving forward as it relates to both of the projects, providing the funding, and again, this is just a drop in the bucket actually, and it's going to take 18 to 24 months to construct and put online. So, we still have work to do, but this certainly is a great step in the right direction, and I look forward to supporting it. Thank you.

Councilmember Johnson said thank you, Rebecca, for the presentation. I'm excited about the two projects in District Four that are homeownerships, so I appreciate that, but I wanted to ask you about the current situation for shelters in Charlotte. If I'm a family with an adult male child that still lives at home, and a daughter, a family shelter, where is there to go today?

Ms. Hefner said so, currently, as noted, there is not an open family shelter. The Booth Commons Shelter, which was a hotel purchased by the Salvation Army during COVID, is currently closed for renovations.

Ms. Johnson said and when is the estimated completion date of the Dream Center?

Ms. Hefner said so, the proposal is for the first phase of the Dream Center. That includes eight units, so 48 rooms, along with the clubhouse that would provide the space for the resident services. So, I would have to get a construction schedule related to that, but because it's construction it would be anywhere from 12 to 24 months to go through the full process of planned review and construction, so similar to your other investments.

Councilmember Peacock arrived at 6:09 p.m.

Ms. Johnson said and they're asking for how much?

Ms. Hefner said \$2 million.

Ms. Johnson said so, \$2 million is for the construction cost, and then there will be the cost of operations, correct?

Ms. Hefner said so, the operations are not a part of the financial ask. The operations would be funded through philanthropic and other investments in the nonprofit.

Ms. Johnson said this is the first ask for Dream Center, right?

Ms. Hefner said yes.

Ms. Johnson said yet there's other projects that they're asking for a second bite of the apple, right?

Ms. Hefner said no. So, the Dream Center.

Ms. Johnson said not the Dream Center, but other providers, or other projects tonight that were presented?

Ms. Hefner said yes. So, there are three developments in your overall pool of Housing Trust Fund applications that were previously funded and are seeking additional gap funding. Those are Aveline at Newell, which is one of your District Four homeownership developments, the River District apartments, and Weddington apartments.

Ms. Johnson said so, thank you. So, I would just like to speak to Council or the Manager about this. We've had projects in the past that when they come back to us and seek additional funding, it's been frowned upon, as if there were some mismanagement or they should've gotten it right the first time. So, when we talk about equity and fairness, I just want to recall when other organizations have asked for additional funding, they weren't able to receive it, and one of those was the Heal Charlotte project. It was already doing the work, and so when they didn't get additional funding, it kind of created this snowball effect where another organization had to come in. That was a project that was on the ground doing the work, and when Mr. Jackson came for additional funding for operations, he wasn't able to get it. So, it was frowned upon that he wasn't able to keep the doors open, and again, it caused a snowball effect.

When we talk about upward mobility, you said a national organization to do the work, reentry supportive housing. We have organizations here in Charlotte that are doing the work, not just Heal Charlotte or other organizations, but there might have been opportunities. So, I just want us as Council members to feel how all of our work kind of comes together. We talk about upward mobility and displacement, there are smaller organizations that could have done this work, especially if they were going to get \$2 million for the housing or construction, and then there were organizations, philanthropic or County, that were going to pay the operations. The operations are the hardest part.

Ms. Hefner said just to clarify, it's a national search. They have not predetermined that it would be a national service provider.

Ms. Johnson said okay, I thought that's what you said, okay. Then, also for the company projects that are asking for the second bite at the apple, I can recall different projects, when the market changed or construction costs changed, that it was again seemingly frowned upon to come back. Can you tell me what's the reason? Was it an estimate, or did the market change in interest rate, or can you tell me why these three projects would be asking for additional funding?

Ms. Hefner said sure. So, I'll just give a little context, which is prior to COVID it really wasn't common that a developer would come back to request additional funding. During the pandemic, a whole range of things happened, including significant price escalation

for construction costs, as well as the delay of many projects. So, one thing to think about, when you provide funding, that funding actually doesn't go into the deal until closing, and so anything that changes about the project, so in those time delays, can impact the amount of gap that a project has.

So, coming out of COVID with your ARPA (American Rescue Plan Act) dollars, the City did provide a number of projects with additional gap funding, and as a specific Request For Proposals that went out to fill some of those gaps. Since that time, you have done it on occasion, and what I would say about these three in particular, so I'm going to go back to this again. So, when we look at River District Apartments, this is a development that was funded by City Council very early in the process of the development, so much earlier than you as a Council would typically make an investment. The commitment of funds to this project was specific so that there would be affordable housing, and that it would be part of the first phase of the River District. So, this was originally approved in 2021, and funded early on purpose, I think is what the comments that were made from Council at the time. So, a lot has changed since that original approval, and this project did receive funding in that specific round of ARPA funding. There is now an additional \$900,000 gap, and that gap is partly created by previous commitments from LISC (Local Initiatives Support Corporation) and their funding partners to contribute to the project. They weren't able from their funding partners to meet this commitment four years later. Staff recommends this, to advance this previously funded development. The developers have indicated that with this gap funding, they would be able to close financing in November 2025 and actually start construction in December 2025. So, that's the River District.

Ms. Johnson said and Rebecca, I'm sorry, we can go over this offline. I don't want to take up too much time, it's just that, not just in development, but I can think of another situation in the past when a project or a vendor or contractors come before us again to ask for additional funding if the market changed or something changed, and it's not even from you, but it was received differently, so I just want us to keep that in mind.

I would ask the City Manager, so two years is just too long for no family shelter. There are families that are living in cars, and right now I just want you all to hear, if you're a family who needs a family shelter, there's just not one available. So, like I said, we did have one that wasn't continued to be funded, and so now we have this gap. So, I think that we really need to consider doing something before 12 to 24 months, because there are families with children that have a need tonight, and there's just nothing. So, thank you.

Councilmember Ajmera said first, let me thank Rebecca and the team for providing that memo. So, I did my homework over the weekend, and I had an opportunity to review what you had sent, because I had concerns about a non-congregate shelter, especially the cost per room. We are looking at almost \$40,000 to \$68,000 per room cost, which is significantly higher than per construction cost per unit. I understand that this is very different, because we are having onsite medical care, and then onsite supportive services. So, it's a very different model than our traditional model of building and developing affordable housing. Certainly, I agree with my colleagues, there is a greater need for more spaces like emergency shelter that provides non-congregate space for those who may not be able to fit into a congregate-style model. So, I appreciate that, and I understand.

I wanted to see if we can look at other examples in the past of similar development that we had approved, and what was the cost? Certainly, the cost has gone up significantly high in past five to six years, but I think that will give us a comparison of how this model, we need to have a separate tool to consider these kinds of proposals, than other model. I think when we use the same template, it doesn't do justice to this. So, I think having a separate template just for these kinds of proposals would be helpful.

Second, I had an opportunity to review the details for River District, as well as Weddington apartments. I know I had expressed concerns about second or third time the request had come to us for additional funding, and I know that's not certainly

something that's been looked at positively. I understand, when it comes to Weddington apartments, we approved that a long time ago. Because of the legal challenges, and the construction cost has gone up, we have to factor that into per unit cost, and it's still relatively higher than other proposals that we have in front of us, but it's also because of the location, the tax credit now is lower than what it used to be per amount. So, there are a lot of factors that have gone into consideration. I certainly appreciate hearing from developers. I did hear from Julie Porter, as well as Erin Barbee, from DreamKey Partners that helped me understand some of the escalation in construction costs.

What I would like us to do is look at policy. When we have proposals that come back to us for a second time or a third time, we've got to develop some sort of policy about how do we address those delays, and what criteria we need to set or parameters when proposals come back to us for additional funding. Right now, we don't have anything, but I think we do need to have something. The challenge the River District Apartments had run into was, number one, that CHOIF (Charlotte Housing Opportunity Investment Fund) funding wasn't delivered based on the original commitment, and that created a gap. The second reason was, one of our infrastructure projects, which was West Boulevard Extension, that was delayed. So, if we can get an update as to why that West Boulevard Extension was delayed, number one. Number two, also if we can get an update on, how are we doing in terms of fundraising? I know LISC is in charge of fundraising our CHOIF dollars. I would be interested in understanding how far are we with the second tranche of money? Because if that created a gap, I guess the question we have to ask, do we always pick up the tab? In this case, there was a gap of \$400,000. So, LISC had originally committed \$3 million, and in CHOIF Two, the project was delayed, because of West Boulevard Extension. CHOIF Two did not fundraise enough money, so there was a gap of \$400,000. So, original commitment was \$3 million from LISC under CHOIF I, but under CHOIF Two, they only provided \$2.6 million towards this development. So, that created the gap for the City. So, the question is, does the City always pick up the tab? I think that's the policy question that we need to consider, if the other parties do not deliver their commitment, we need to have a policy around that and how we address that.

Ms. Hefner said one note I would make to that, Councilmember Ajmera, while it doesn't exist in your policy, what staff does anytime a developer comes back for additional funding is we first put them through the paces of all of the other available funding sources that they may be eligible for. Typically, we're able to help connect them to at least some funding to help close their gap. So, we still do complete underwriting, just like we do on the first go around, and then we look to support them in finding alternative funding sources. So, you do from time to time have developments that come back, because other partners in the capital stack haven't been able to meet their full commitment. One example, recently the Vue at Honeywood, staff were able to work with them to close that gap in other ways. Now, staff worked very closely with River District and Weddington Road to go through that exercise. So, while there's not a policy, we can assure you that according to the underwriting, there is a need, and they have evaluated all other sources that we would be able to help connect them to.

Ms. Ajmera said so, what other sources had you looked into, or that they were connected with?

Ms. Hefner said yes. So, this is the kind of question where it will be helpful to have my handy Assistant Director of Affordable Housing on hand. Unfortunately, he's out of town tonight, so I'll have to provide you with a list.

Ms. Ajmera said it could be part of the follow-up report, because I certainly enjoyed reading this over the weekend. Also, I think we do need to understand, because I know that LISC gets funding from the City as part of our annual process. They used to be a financial partner, now they have moved into core partners, what is it called? Not financial partner, where they have to apply every year.

Marcus Jones, City Manager said they are funded through Housing and Neighborhood Services.

Ms. Ajmera said yes. So, I think we need to understand how they are doing with fundraising. In CHOIF One, I appreciate that they were able to help us raise and match our dollars, which was \$50 million, with the second phase. The only reason I found out is because I asked the question, why there is additional ask. So, that's when we knew that CHOIF Two was behind in fundraising, or they weren't able to fundraise as much as they did in CHOIF One, and that's clearly a concern. So, if we can get an update on that?

Ms. Hefner said yes, we'll provide a follow up report.

Ms. Ajmera said yes, that would be great. I understand that there is not a policy, but there is an underwriting process where we look at other sources, because what I'm worried about is we have finite amount of money, and we've already discussed in Housing and Safety Committee. I know that Councilwoman Mayfield always points that out, during our update you provided that there are federal challenges, and we need to be mindful of additional asks that come in front of us, as to how do we continue to build more with the limited pool of funding that we have. So, I think even though you are already going through this exempt process of underwriting, we need to codify that in the policy. If there is an additional ask, because the other parties did not meet their commitment, what do we do?

Last, but not the least, because we are talking about housing, I thought I'd bring this up. I read earlier today in the news that in 2021 we had worked with Atrium as they were bringing medical campus to our City. We approved a funding to partner with Atrium and the County, and they were going to incorporate affordable housing in their development. So, I read in the news today a news article that was published by CLT Ledger, that as of October 2025, that component had not been realized, which was supposed to be delivered by 2024. So, given the historical significance of Brooklyn neighborhood, and just our investment in the project, I would like to get an update on how Atrium plans to fulfill on their commitment, and if you can provide us a memo, that would be great, and we need a concrete timeline and measures in place for accountability. Thank you, that's all I have.

Councilmember Brown said I don't have a whole lot. My colleagues have said a lot, but I do want to go back to Councilmember Johnson. I know a lot of times you and I have like minds, and for a great reason we do great work together, but I did want to speak on Heal Charlotte, though. I know you've mentioned their name several times. When I wasn't on the Council, you all were very lenient to Heal Charlotte and Freedom Fighting Missionaries with a large sum of money for the great works that they were doing. From my understanding, Heal Charlotte did not comply and do what he was supposed to do, as far as back on the paperwork, so I do want to speak on that, because at the end of the day when it's all said and done, there's a lot of other organizations that could've received that funding. So, I'm almost sure, and I'm speaking on facts with the staff, that Heal Charlotte wouldn't be eligible to receive funding from us anymore, because of not following through on the paperwork. Now, if you want to follow up on that, and we can circle back around, but they've been eliminated for a reason, and I just wanted to say that on record.

Mr. Driggs said in 2013, I hadn't been elected yet, and Warren Cooksey encouraged me to come along to a community meeting for the original rezoning for this. Six-hundred people were there, and they were all basically protesting.

Ms. Mayfield said oh, Weddington.

Mr. Driggs said Weddington, yes. I'm sorry, I'm talking about Weddington. We're not on Weddington?

Ms. Mayfield said no.

Mr. Driggs said excuse me. I saw the slide. I was out of the room. Are we going to talk about Weddington?

pti:pk

Ms. Mayfield said yes, I was just verifying that that's the one, the Weddington project. Thank you.

Mr. Driggs said we are talking about Weddington, right? Okay, alright, thank you. So, that caused then a really City-wide discussion about whether or not District Seven was going to allow affordable housing development to occur, and there was a perception of just hostility down in South Charlotte. So, I really welcome this. I recognize it's a cost premium, which has to do with the fact that it's expensive, and if our location policy wants dispersion, we have to recognize the costs in some areas are higher than others. I'm pleased to say that when the community meeting for this took place, there were 30 people there, and they were very calm. They had routine questions. We have managed to get several other affordable housing type developments done down in South Charlotte. So, I hope the whole issue of that kind of hostility and resistance is no longer a problem, but I really think it would be a good thing if we could get this done down there to prove a point as well as to create some very useful housing. Thank you.

Ms. Johnson said I guess I could've referred to Heal Charlotte directly, and I don't know if they're eligible in the future or not. I will say that I know that the work that they did during the year, they filled a gap, and most of the public problems didn't start until after they were gone. I was referring to a grassroots organization in general, that we have organizations that might have been able to fill this need, and I didn't see the need for a national organization to come in and fill the gap. Thank you.

Mayor Lyles said alright. I believe that everyone has had an opportunity to speak on this topic. I'm really glad that people are determined to have a process that works for us and our neighborhoods and our friends and people that are with us that we need to make sure have the ability to be their very best self. So, I'm going to close out this one, and we'll move to the Metropolitan Public Transportation Authority appointment process. So, this is our first action review item, as we've set aside additional time. Okay, I don't know what that does, but set aside for a different time, for Council to discuss and build consensus around the process that will be used for appointments to the Metropolitan Public Transportation Authority Board. Council has provided feedback since the last discussion on October 6, 2025, and I would like to ask Councilmember Mitchell to lead us through the updated revised process recommendations.

Councilmember Mitchell said let me first start off by thanking my ride or die committee members, Councilmember Mayfield, Councilmember Driggs, who we have met on Sunday, Friday, every day except for Saturday, to try to bring back a process recommendation for you all. Let me thank staff, our Interim City Attorney, Anthony Fox; Liz Babson, poor Liz, I will not call you on the weekend anymore Liz; and then our City Clerk, Stephanie Kelly. Mayor, you mentioned on October 6, 2025, we heard loud and clear from Council members. You gave us great feedback on three key areas. One, you wanted more opportunity to give input on which candidates will be interviewed, more input into the questions that would be asked, and ability for Council members to attend the interviews. As you'll see as we move forward, I think we have addressed all three of those.

So, let me walk through the recommendation process we'd like to present to you today. October 14, 2025, and Amanda has already confirmed we'll do a special delivery. Currently, right now there are 126 applications as of 1:45 p.m. today, 126.

Ms. Brown said and when does it close?

Mr. Mitchell said it will be closed at midnight tonight, Councilmember Brown. So, on Tuesday, you'll get a special delivery of all application resumes. Then we ask on October 20, 2025, our partners, the Alliance, Foundation For The Carolinas, and the Mayor will give us their nominations they'll be making. We'd like to propose that all interviews be 30 minutes long, and Council members, we need your input to submit at least two questions that you would like asked as part of the interview process. Then Council loud and clear we'd like to get your input on the top three applicants per category. So, when you receive your special delivery package tomorrow, City staff,

Stephanie Kelly's department will break down each by category. Thank you, Councilmember Mayfield. She is handing out the current list of 126 applicants we have received. On October 22, 2025, we will notify all 27 applicants of the schedule and who will be moving forward to the interview. October 27, 2025, through October 31, 2025, Councilmember Driggs, Councilmember Mayfield, and myself will be conducting interviews, and we invite all Council members to attend. Give us some flexibility. We're asking that we will at least, to be consistent, have a group of 22 questions, and we will ask each interviewee 11 questions each.

Ms. Mayfield said James, are you clarifying why [inaudible]?

Mr. Mitchell said yes, oh, thank you Councilmember Mayfield. Council, this was tough for us, because you realize if Dr. Watlington interviewed on Monday, Councilmember Mitchell interviews on Friday, Councilmember Mitchell has an advantage, because four days of interviewing has taken place, and they have heard the same questions. So, if you allow us to have some flexibility, we want to be consistent, but we also want to have a different question we can ask through the process. So, that's why we're saying give us a total of 22, and each applicant, though, will be asked 11 questions. Councilmember Mayfield.

Ms. Mayfield said thank you, Mr. Chair, and just for clarity on that, for that day of interviews everyone will be asked the same question on that day, but since this process is going to be public, we didn't want to give an unfair advantage by just having one set of questions, as Councilmember Mitchell mentioned, where you get a chance to think on it, or do a little bit more research. So, out of the total 22 questions, it would be mixed up, but everybody that's on the schedule for that day will be asked the same question.

Mr. Mitchell said thank you, Councilmember Mayfield. On November 6, 2025, then the work group will make recommendations, and we will rank them first, second, and third per category. This will be included in your package that you will receive November 6, 2025, and part of our normal nominating process, on November 10, 2025, each Council member will nominate one applicant, and if no one receives six, then a final vote will be on November 24, 2025. We have a timeline. So, here's a timeline Council, we have laid everything out. October 14, 2025, is a big day for all of us. You will receive every resume and every application. On October 22, 2025, we will make a list of those who you have asked to move forward for the interview process. In the interview process, we're going to encourage as many of you all, Councilmember Johnson brought up a good point, so we're going to make this virtual, as well in person. Now, the three of us will be in person. You can join us if you want to, or you can do it in the leisure of your home to join us virtually. Here's a big deadline for us, it's December 12, 2025. According to our MOU (Memorandum of Understanding), all appointments must be approved, and then the authority actually, per MOU, the first day is January 1, 2026.

Ms. Ajmera said so, thank you to the Committee for putting in a lot of work, and meeting over the weekend to meet the timeline. A couple of questions. So, you said there will be 27 people that the Committee will be interviewing?

Mr. Mitchell said yes, that's from the input from Council members. You're going to be ranking them one, two, and three, and so you will be given input. One thing that's not on here that should be, we're using Survey Monkey.

Ms. Mayfield said yes. Oh, to make it easy to vote.

Mr. Mitchell said right, to make it easy to vote. So, yes, we missed that.

Ms. Ajmera said yes, it's there.

Ms. Mayfield said it's on the bottom.

Mr. Mitchell said okay, thank you. We're using Survey Monkey to make it very easy. So, I'd like to thank Councilmember Mayfield for introducing technology to make it simple for us.

Ms. Ajmera said so, if each Council member selects three people.

Ms. Mayfield said no.

Ms. Ajmera said no, just top three?

Mr. Mitchell said three per category.

Ms. Ajmera said three per category. We have nine categories. So, each person selects three, so that's 27. So, each person selects three, but that doesn't mean all three will be interviewed.

Mr. Mitchell said that's correct.

Ms. Ajmera said only the top.

Mr. Mitchell said there you go, only the top based on all of us, yes.

Ms. Ajmera said got it. Okay, so we have to rank them.

Mr. Mitchell said that's right.

Ms. Ajmera said okay. So, the Survey Monkey will tell us one, two, and three.

Mr. Mitchell said you got it.

Ms. Ajmera said got it, okay, but would we all get the results at the same time?

Mr. Mitchell said yes, we will. October 22, 2025, you will have the results.

Ms. Ajmera said okay. So, no one can see who selected what until then?

Mr. Mitchell said right.

Ms. Ajmera said got it, okay. What nine categories are these, if you can remind me?

Mr. Mitchell said law, logistics, transportation, public transportation, small business, architect, urban planning, and accounting.

Ms. Mayfield said and transportation, but also remember the Attorney said that we have the ability to interpret that. So, as an example, you're a 30-plus year bus driver, you've got transportation experience.

Ms. Ajmera said so, Councilmember Mayfield made a very good point, because there might be an individual that might meet multiple categories.

Mr. Mitchell said and we're leaving that up to you to choose.

Ms. Ajmera said up to you to decide, okay.

Mr. Mitchell said remember you're going to have the application and the resume. So, we empower you to make that decision.

Ms. Ajmera said got it. Okay, so you will select top from each one of us to interview as part of this 27-member interview panel.

Mr. Mitchell said yes.

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Ms. Ajmera said got it.

Mr. Mitchell said yes, Survey Monkey will.

Ms. Ajmera said okay, I got it. Then, you guys will make recommendations first, second, and third.

Mr. Mitchell said correct after the interview.

Ms. Ajmera said so, how many will be in the first, how many will be in the second, and how many will be in the third?

Mr. Mitchell said first will be nine, second will be nine, and third will be nine.

Ms. Ajmera said okay. So, our appointments are only seven, because two are Mayoral appointments.

Mr. Mitchell said correct.

Ms. Ajmera said so, are you making recommendations to Mayoral appointments as well, or that's independent?

Mr. Mitchell said that's independent. Remember you have the Mayoral two appointments, Business Alliance has two, and Foundation For The Carolina has one.

Ms. Ajmera said okay. So, even from the first, we still have two extras, because you are recommending nine people in each category.

Mr. Mitchell said recommending three people per each category, not nine.

Ms. Ajmera said three for first and second and third, and you said nine, nine, nine each, right?

Mr. Mitchell said right, but first we'll recommend nine that represent each category.

Ms. Ajmera said category. Okay, so it's still one per category.

Mr. Mitchell said there you go, that's right.

Ms. Ajmera said but then there are nine people, there are nine categories, but there are only seven appointments.

Mr. Mitchell said that's correct. So, we're hoping some of the appointments that are made will help us fit those other categories.

Ms. Ajmera said oh, so hopefully the Mayor will use that recommendation to fit the remaining to ensure that there is a balanced representation.

Mr. Mitchell said yes, there's a balanced representation, you're exactly right.

Ms. Ajmera said got it. Well, certainly you all have figured this out. I will say that one of my concerns, when you all presented this last week, was that the Committee would make no recommendations to keep this process as fair, as objective, as transparent as possible, but that concern is still not addressed. So, I will certainly keep some of these recommendations in mind, but at the end of the day the Council will ultimately make their own decision.

Mr. Mitchell said exactly right, Ms. Ajmera, and we want to make sure they follow our normal process, so we want to make sure that Council still had the ability to vote.

Ms. Ajmera said got it. Well, that's all I have, thank you.

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Mr. Mitchell said okay.

Mr. Graham said I just want to make sure that it still holds true that the other appointments will be made prior to our appointment, that's the Mayor, the Foundation, and the CELC (Charlotte Executive Leadership Council)?

Mr. Mitchell said so, Councilmember Graham, we hope to get those on October 20, 2025, correct, before you start voting, yes sir.

Mr. Graham said okay, and while we're dividing the list by categories, there may be, for an example, five candidates that we like in law, but maybe none in logistics. So, do we have to be forced to vote for someone in logistics?

Mr. Mitchell said I'm going to ask my Interim City Attorney.

Mr. Graham said because those are just qualifiers. So, you can five in one category and maybe zero in another one, right?

Anthony Fox, Interim City Attorney said the payback describes what categories for membership are appropriate. It doesn't mandate, though, that you have to have a specific number of representations from each category.

Mr. Graham said yes. So, again, just wanted to point that out, and I sent a memo to all the Council members in terms of things that were important to me that I wish that you guys would ask. I'm with Councilmember Ajmera, I will support it for sure, but those things are important to me. Those are the types of qualifications and skillsets that I'm looking for in someone that I would lend my support to, certainly someone who can hit the ground running on day one, and require leadership positions as committee chairs and even chair the board, and someone that's willing to commit the time. It's going to be a lot of time, so we don't need folks that just want to see their name on the letterhead. We need folks that are willing to commit the time right up front as we put together an organization. So, I think that's really critical, it's the time commitment. Are they willing to put in the time? Then, secondly, issues that we talked about before around displacement, small business, i.e., minority business. We can outreach for sure to those communities, so that they know what the opportunities are. No goals, outreach. I think that's really important. So, hopefully that will be some guiding principles, and I'm hopeful that other Council members would do the same. I support the process, but I think we've got to get it right. Thank you.

Councilmember Watlington said I have a few questions, just as I'm listening to this conversation. I think some things I thought I understood are a little bit different than what I anticipated. So, what you all suggest, like building on what Councilmember Graham was asking, given that there is no mandate, that there's one of each category, and we're not assigning people to particular categories to be judged against each other within a framework, it feels quite possible that we could end up clipping people out of the process simply because I might've made this person my top three in logistics, and you made that person your top three in law, and we don't actually end up with a real representation of the preferences of the group. Did I understand that correctly, first of all?

Mr. Mitchell said City Attorney for the interpretation.

Mr. Fox said yes, the process is a process based upon the selection within the categories, the top three of each category. There's no mandate, though, that you have to select based upon the categories.

Ms. Watlington said and there's also no consistency in terms of where this person would be considered.

Mr. Fox said the reality is that you've got an applicant pool of 130-some people, many of whom include multiple categories in their own description and application, and the

PAVE (Projects for Advancing Vehicle-Infrastructure Enhancements) Act really just requires qualifications or demonstrated experience, and they have proffered that in their application.

Ms. Watlington said yes, so thank you. I just want to be careful. I think about some time ago with a budget conversation, and Councilmember Mayfield had gone through an exercise, and there were questions about if this particular organization had been in a different category, they may have made it into the process. So, I'm just reminded of that, and I'm very concerned that we're putting boundaries around the process, such that the integrity of the selection may be impacted. When I say integrity, I don't mean how people are choosing, but that the choices reflect the actual preferences of the body. I think we're running a very significant risk in that regard. I like that you all have done a lot of work to get us here. With that, I hear some of my colleagues say, appreciate the recommendations, I'll keep these in mind, but at the end of the day, the Council will determine who ends up in these seats. So, with that then, I want to make sure. Last time we spoke, we talked about if somebody was to go through the list and say, hey, this person I want them interviewed, that they could be added to the list. Has that changed?

Mr. Mitchell said yes. So, Dr. Watlington, we hope in the first part, that with all of Council input, that we would get down to 27, that this Council will say, we want to move to the next phase of interviewing.

Ms. Watlington said right, no, I appreciate that that's the should, but in the event that we look across and we say, hey, we've got some gaps here, I want to make sure that it's clear that from where I sit I would expect that we'd have that conversation, and if we've got to add some folks, and there's some flexibility there, then we can do that.

Mr. Mitchell said I think even Councilmember Graham made a comment last time, it's about quality and not quantity, and I think we all were hoping to have that conversation if we don't have the right quality we think.

Ms. Watlington said okay. So, then the other question that I had is, well, two more. Number one, evaluation criteria was mentioned, that there would be another prioritization by the work group based on the interview. Can you just help me understand, when you say prioritization, does that mean that you all are going to reduce the number, or are you simply assigning?

Mr. Mitchell said reduce, no, ma'am.

Ms. Watlington said okay, and that evaluation criteria is going to be developed by whom, or is it already here somewhere?

Mr. Mitchell said it'll be developed by the workgroup. Give us a little latitude, because we didn't want to publically announce it, but you will see that once we see the recommendation, what was our criteria.

Ms. Watlington said once we see what? I'm not sure I understood the last part of what you said, once you receive a recommendation?

Mr. Mitchell said so, we want to be careful and make sure that those who will be interviewed will be interviewed based on the 11 questions we'll be asking them and not be interviewed based on the criteria we are using. Is that better?

Ms. Watlington said I might be the only one that doesn't understand, so I don't want to belabor the point.

Mr. Fox said I'll jump in. I think the goal of the Committee, from what I heard, is to make sure you don't put criteria out there that forecasts what the interview process and the selection process is going to be, because applicants will then tailor their interviews to

that criteria. That's why the interest, as I understood it, was not to publish the criteria, but to share it with the Council after the rated list is provided to the Council.

Ms. Watlington said okay. Then, finally, I just want to be sure, and I've had some conversations, we talked about this the last time we had this conversation around here, and I've had some conversations offline with the architects of the bill. As we talk about how we do our appointments, ultimately, statutorily, they are Council appointments, but we are saying as a group that we would like to take two of those appointments and make a selection upon the recommendation of the Mayor. Somewhere that needs to be codified. So, is this presentation going to show up as a Council policy?

Mr. Fox said I think what you're referring to is that the governing body makes the appointments, and the governing body makes the appointment for all 12. I think that's the codification right there. Where the 12 comes from is a product of this board adopting the recommendations, be it from the Alliance or from The Foundation For The Carolinas or from the Mayor. The ultimate action will be this body as the governing body making the appointment of the 12 individuals.

Ms. Watlington said understood, the difference between the two is that The Foundation and the business community is in the statute, but there is no documentation that says the Mayoral recommendation will be yielded to for these appointments. So, if we want to do that, and it sounds like there's a will for that, it needs to be documented as part of a policy somewhere, because it's not in the statute.

Mr. Fox said I think the action that's required and contemplated under the act is the appointment to be made by the governing body. How the governing body gets at those appointments, the act is silent on that.

Ms. Watlington said correct, exactly, that's why I'm saying we need to document.

Mr. Fox said but you don't want to codify everything, otherwise you're going to codify the selection criteria of how you determine the number of membership.

Ms. Watlington said and I'm okay if we do that too, because three years from now, if someone says, alright, there's a vacancy here, well, that was something that was a person that was recommended by the Mayor, but that was just tradition, there's no guarantee at that point that the Mayor will be able to make a recommendation there. Like, we do things by tradition, but if we don't document it via some kind of standing policy, then down the road we're having conversations as to whether or not we execute to that same standard, and I think that's going to cause us some issues later on.

Mr. Fox said let me try this on then. Why wouldn't you just do the appointment of the 12 by resolution of the Council? The resolution will spell out who the appointees are and what seats they sit in.

Ms. Watlington said I'm fine with that, as long as the resolution is not just for that day, but it is spelling out, this is going to be the ongoing process, unless and until, the Council makes a change.

Mr. Fox said it's up to the Council.

Ms. Mayfield said can I ask a clarifying question? So, I think I hear what you're saying, Dr. Watlington, because it's not about Mayor, it's about the Office of the Mayor, and in perpetuity to have the language in place and have it on record that the Office of the Mayor for these appointments will have two appointments, and that stays with the Office of the Mayor.

Ms. Watlington said correct.

Ms. Mayfield said I just wanted to make sure that I was hearing you, thank you.

Ms. Watlington said yes. Okay, so with that said then, whenever this official vote comes to place, as I hear it from you, if nobody else has an issue with that, we will see it as a resolution?

Mr. Fox said yes.

Ms. Watlington said alright, thank you for that. So, I appreciate that. I think I understand where we are. I think I sit somewhere near where the other two Council members have said, that certainly appreciate the recommendations, reserve the right to execute to deliver the quality. Thank you.

Ms. Johnson said I just want to clarify. Councilmember Mitchell, you said on October 20, 2025, the Alliance will make their recommendations. Did you also say the Mayor would make her recommendations at that time?

Mr. Mitchell said yes.

Ms. Johnson said okay. So, the Mayor will make her recommendations, and then each Council member will have nine recommendations?

Mr. Mitchell said each Council member will have three recommendations per category.

Ms. Johnson said so, 27. So, potentially, we could have what was that number, 281, or something potentially, but you're not going to interview all of our recommendations. You want to narrow that number down to 27.

Mr. Mitchell said the Survey Monkey will narrow it down.

Ms. Johnson said Survey Monkey, okay, and then the interviews start on what date?

Mr. Mitchell said Amanda, can you bring up, interview will start October 27, 2025, through October 31, 2025.

Ms. Johnson said and then election day is what date?

Mr. Mitchell said election date is November 4, 2025.

Ms. Johnson said so, what is the hurry that we wouldn't wait to see if the referendum passes? Because if it doesn't pass, then you've interviewed 27 people, there's a lot of time that Council is spending on this. What is the harm waiting an additional week?

Mr. Mitchell said that's a good question.

Mr. Fox said I think it was a product of the Memorandum of Understanding that was entered into by this Council as well as by the County, and that was brought before this board and agreed to by this body.

Ms. Johnson said okay, but I mean, do you understand what I'm saying?

Mr. Mitchell said because I think we have to stand up by December 3, 2025, yes.

Ms. Johnson said right. So, if you started the interviews on November 5, 2025, you still would have time. I mean, that's just something to think about from a practical perspective. I mean it's a week, and then if it doesn't pass, I mean we really are moving forward. We really should take transparency into consideration when we're hearing from people. I mean, it's not to appear tone deaf. You also mentioned something, Mr. Fox, that I want to clarify what you said. You said that we're not publicizing the eligibility, because we don't want people to prepare their interview based on the eligibility. Can you repeat what you said?

Mr. Fox said I said that the Committee's discussion is centered around not publicizing the criteria under which they'll rank the applicants, because the applicants, if they're aware of the criteria, may be able to tailor their interviews according to the end result that you're measuring.

Ms. Johnson said so, this is a public position, and when we're issuing like RFPs (Request For Proposal), the criteria is listed and it's a transparent process. I just think that's something we should think about, this is a public seat, and I think as much should be publicized as possible. I asked for a website or something. I want for the public to really feel like they're engaged in this process. So, I think even a matrix or metrics would be appropriate in this situation, so that the public knows how this is being evaluated. I think the eligibility should be publicized, before and after, how are these individuals selected. I think we really, really need to be intentional about this. We have a reputation, Council members, and if we want to change it, you have to do things differently. So, I think this is an opportunity to do things differently. Thank you.

Ms. Brown said I don't disagree with Ms. Johnson. I won't be here after November 4, 2025, so it doesn't matter, I don't support it anyway, but I do support you, Mr. Mitchell, for the process. Even though I don't support the referendum, and I will be voting no, and encouraging others to do so, I support your work. Since I sit on the Council, I do want the work to be as transparent as it possibly can. I think you've worked hard. You called everybody to get their opinion, even me coming off the airplane, to speak with you to see if I had any questions. So, if it went until after November 4, 2025, it would not hurt my feelings at all. It will be a problem for the new Council, and I won't have to worry about it, but your process that you and your colleagues, the board, have worked on, I take dignity in you going back and receiving what we did last week, took it, took our feedback, worked with it, tried to work through some of the puzzles and the pieces. So, I do appreciate that. So, if you move forward, I'm good. I'm going to do my due diligence, look through the list, make my recommendations, listen to the interviews, and listen attentively, because if I start to go through this list, some folks should be X'd off already, I'm just saying, that's just my opinion.

Mr. Mitchell said thank you, Councilmember Brown.

Ms. Brown said I'm still going to be as fair as I possibly can be or need to be, and if it's somebody I don't think I can be fair on, I'll just recuse myself away from those folks. Ms. Johnson, I don't disagree with what you just said, I yield.

Ms. Anderson said thank you in the work group for the work that you've done. I really appreciate the fact that we have a process, and you guys were very thoughtful about that. We'll still have the opportunity to debate and discourse after we've gone through that process. So, we have a process to guide us, but it's not so rigid that we're not able to have discourse and debate at the end, especially as we look at where we're at, as it relates to the individuals who make it through. Then, thinking about if there are any potential holes, as was said before, maybe there might be some duplication in certain groups, and we might have some holes here and there. So, to be able to streamline that through debate and discourse is very helpful. I also think we should start immediately. I think this is a serious process, and we don't know how long our debate will actually take. So, I want to make sure we maximize the time that we have. We didn't have the capacity to dictate how much time we have, but we need to utilize and leverage as much of that time as possible.

I'm also encouraged by the number of people who have applied, that's quite a bit, and you have applications represented throughout all seven Districts, which is also very good. So, I will lean in and join you in the interview process that day and just provide as much support as I can to the working group.

Ms. Ajmera said so I just wanted to followup, Mr. Mitchell, Committee Chairman. I know you had mentioned that there are nine recommendations in the first category that your Committee will be making, and even though the Council only has seven appointments, the remaining two will be recommended to the Mayor, but I know that your Committee's

making recommendations on November 6, 2025, while the Mayor makes her appointments on the 20th.

Ms. Mayfield said no, October 20, 2025.

Ms. Ajmera said October 20, 2025, but you will be making recommendations on November 6, 2025.

Mr. Mitchell said right, October 20, 2025, the Mayor will make her recommendations.

Ms. Ajmera said that's what I'm saying. So, if your committee's making a recommendation on November 6, 2025, of nine people, where two are for the Mayor, then that's late, because the Mayor makes the appointments on October 20, 2025.

Mr. Mitchell said November 6, 2025, is after October 20, 2025. So, why are we late?

Ms. Ajmera said no. So, the Mayor will make her appointments on October 20, 2025, right?

Mr. Mitchell said correct.

Ms. Ajmera said and the Committee is making nine recommendations on November 6, 2025, but two are meant for the Mayor, right?

Mr. Mitchell said correct.

Ms. Ajmera said so, you would give her your recommendations ahead of time?

Mayor Lyles said no, I would tell you the recommendations ahead of time. You would know more.

Ms. Anderson said they're her recommendations.

Ms. Ajmera said no, I'm saying, because you said there are an extra two recommendations you're making. You're making nine recommendations, and we only have seven appointments.

Mr. Mitchell said the Mayor is two, makes nine.

Ms. Ajmera said yes, you go.

Ms. Johnson said so, Councilmember Mitchell, the Mayor will have already made her appointments?

Mr. Mitchell said correct.

Ms. Johnson said so, our nine is outside of the Mayor's appointments?

Ms. Ajmera said ours are only seven.

Mr. Mitchell said we only have seven.

Ms. Johnson said oh, well, okay, you were saying nine, okay. So, of our 27 recommendations, only seven will be recommended?

Mr. Mitchell said only seven will be recommended by City Council, good point.

Ms. Johnson said right, okay.

Ms. Ajmera said another thing. So, I know that evaluation criteria, we talked about this last Monday, where we wanted this process to be as transparent, as objective, and as

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factual as possible, but if you're not putting out the evaluation criteria that takes that transparency away from the process. I believe that we need to have evaluation criteria, so we know how we are evaluating each candidate based on Council's input. I know that's not in this process, but I believe that the Committee should come back and tell us, here are the evaluation criteria.

Ms. Anderson said they will.

Ms. Ajmera said after the interview is done, you guys will come back.

Mr. Mitchell said let me put a go on record. So, after the interview we will come back and share with Council our evaluation criteria.

Ms. Ajmera said okay.

Ms. Johnson said with Council and the public?

Mr. Mitchell said yes, with Council and the public. Thank you, Councilmember Johnson.

Ms. Ajmera said yes, that would help with transparency. I just want to highlight another point. I know that in PAVE Act, it specifically highlights that lobbyists and elected officials cannot serve on this Authority Board. Does it have anything about potential conflict of interest with development or any of that?

Mr. Fox said it does not, and it says specifically, with regards to elected official, it says a member cannot concurrently serve as an elected official and be on the Authority.

Ms. Ajmera said okay. So, what happens if there is significant development interest with that candidate, or they are trying to get business from that Authority? Would that prevent them, or would they be required to do disclosure? Would there be any environment for economic of interest form like we complete?

Mr. Fox said you've got to remember that we're standing up an Authority. Authority is yet to be formed. The Authority will adopt the appropriate policies and procedures, which may include appropriate conflict of interest provisions at the time the said is stood up.

Ms. Ajmera said that's all I have, thank you.

Ms. Brown said so I have a couple questions here. I've already spoken my peace as far as how I favor it, but I want to know, and this is coming from some constituents that are watching online, and just because I use my position as its intended purpose for the people. Has there historically been a board that sets its own salary, or has its own Taxing Authority? Where or why does in the history of this process of the Mayor getting two votes factored in? That's just coming from folks that are watching and wanted me to ask the question, so, of course, I'm going to ask it. Mr. Attorney.

Ms. Anderson said Mr. Attorney.

Mr. Fox said what powers we have to set up this board are powers derived from the General Assembly.

Ms. Brown said okay, coming from Raleigh.

Mr. Fox said coming from Raleigh. They establish the criteria under which this Authority can be stood up. They provided in the PAVE Act the ability for the Authority to set compensation. There's no compensation to date, and we don't know if they'll exercise that authority.

Moving to your next issue with regards to the Mayor's ability to select two candidates. That was discussed by this board with regards to the tradition and precedent that this board has established in the years past.

Ms. Brown said which board?

Mr. Fox said the City Council, and while it was not in writing, the [INAUDIBLE] and the tradition had been to see a third of appointments to boards and commissions to the Mayor. I think this was a compromise, from a third, to allow the Mayor to have two members, and the committee chair can speak to that better than me, to carry forth that tradition.

Ms. Brown said okay. Committee chair, I'm listening.

Ms. Mayfield said Councilmember Brown, to assist with that, because historically, one, paying respect to the Office of the Mayor. So, the Mayor has always had the ability to do additional appointments outside of our appointments for committees. So, initially, what was submitted was that the Mayor will have three votes. We reached out, in order to at least have seven for Council, had a conversation with the Mayor, still respecting the Office of the Mayor of you having more than one vote that we have. The Mayor did concede to say, okay, we will give that one versus us having six and her having three, because the other challenge was the fact that those three seats were taken from us right off the top, with us being told two have to be from Greater Charlotte Alliance, one has to be Foundation For The Carolinas, because initially we thought we had 12 seats, but in actuality it was really only nine in the end, to respect the Office of the Mayor. Also, thinking about what Councilmember Watlington shared tonight, as far as putting the language in place, just thinking in perpetuity, the Office of the Mayor having the ability to have a minimum of two votes with Council having one. So, that's how we got to that number, because initially what was presented back to us had the Mayor having three votes, but she was gracious enough. So, what we originally received in the PAVE Act, where it broke down, here's the appointments, also recognizing that historically for any of our nominations, the Mayor's, the Office of the Mayor, whoever the Mayor is, the Office of the Mayor has always had access for additional votes.

Mr. Mitchell said so, Stephanie Kelly said part of the Advisory Handbook, it states there that the Mayor has three appointments to all our boards and commissions.

Ms. Mayfield said so, from that perspective, we were utilizing the current language of appointments, and was able to have the discussion, and the Mayor graciously was like, yeah.

Ms. Brown said okay. So, this board would be no exception to all the other boards and commissions that we have, is that what I'm understanding is the record?

Ms. Mayfield said correct. The only exception is the fact that we're doing this interview process, because this board is so important once it's set up. So, normally we just read through the applications, maybe reach out, solicit each other to say, hey, can I get your support on this particular person, when we do our regular nominations? The difference here is the way that the three of us worked on this was to say, okay, every Council member gets to submit three names for each category to give us a robust number. Every Council member has the ability to be a part of the interview process if they choose to. By us doing it on Survey Monkey, that takes us out of the process, and we don't even see it until we receive the information back, because the Clerk's Office as well as Human Resources work together, from where we've used Survey Monkey before to do like the Manager's Review and other things, to make sure that it is a fully transparent process as far as, you are choosing your top three for each of these categories and submitting it, and then the system's going to calculate for us to know where the majority align, but this is still the time as Council that we reach out and have conversation with each other.

Ms. Brown said right, so that's all I'm doing, just asking the questions. So, going back to you, Attorney Fox, please, if you don't mind. You said that we will establish the guidelines, which will probably done when I'm gone and this seat is filled by the new Council member, but I wanted to ask, you said that there was not any specification on a salary right now, and it may not be a salary?

Mr. Fox said yes, the payback just merely provides that the Authority, once it's stood up, could address compensation, but it does not mandate compensation, nor does it set any compensation for any member of the Authority.

Ms. Brown said so, the sitting Council, when that comes in front of them, will make that decision?

Mr. Fox said yes, they will have the opportunity if that's presented to them.

Ms. Brown said yes, sir, thank you so much for answering my questions.

Mr. Fox said you're welcome.

Ms. Watlington said I just wanted to circle back in light of the conversation that Councilmember Mayfield just shared. I'm looking at the Board Member Handbook. Am I to understand that this is the policy that captures appointments, because if so, rather than the resolution that you mentioned earlier, if this is speaking to the composition of each board, this would be where I would expect it to be reflected?

Mr. Fox said I don't know. Are you looking at the appointment process language?

Ms. Watlington said I just got in here. I'm looking at the handbook for Advisory Board Commission and Committee Members, a Comprehensive Guide to the City of Charlotte's Boards, Commissions and Committees.

Ms. Mayfield said are you at charlottenc.gov?

Ms. Watlington said yes.

Ms. Mayfield said okay, she's on the City of Charlotte's website.

Ms. Watlington said and I just Googled it. It just said the City of Charlotte Boards and Commissions Handbook.

Mr. Fox said and what that provision provides for us with a few exceptions, appointment powers are divided on a one-third and two-thirds ratio between the Mayor and the Council member. So, that policy would give the Mayor more votes than what is before the board tonight.

Ms. Watlington said correct, exactly, which is why I think that the exception needs to be noted in here for this particular board, that way we don't put a policy in place that's inconsistent with the existing policy.

Mr. Fox said again, the resolution and the appointment process will mirror and reflect the appropriateness of the action taken by this body.

Ms. Watlington said right, and I'm fine with that. In addition to that, this book, if this is where the policy that we have today, the overarching policy, sits it needs to be called out here.

Mr. Fox said we can call that out, that's an externally-facing document, though, not a policy of this board.

Ms. Watlington said oh, well then what I just heard is that we use this as a guideline, but if this is not our policy, then it seems like it wasn't intended for us to use, it's externally facing? Either way, let's just make sure that these match.

Councilmember Peacock said I just wanted to compliment the Chair, thank you for doing a great job. I like how we have used, what I'll call a sorting, not a screening tool, and I think it's very fair, because we're going to be able to see everything throughout the entire process.

Motion was made by Councilmember Peacock, and seconded by Councilmember Anderson to move forward with Councils' work group process recommendation.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Driggs, Graham, Mayfield, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmembers Brown and Johnson

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ITEM NO. 5: CLOSED SESSION (AS NECESSARY)

Mayor Lyles said we have four closed sessions tonight. We have a Council meeting as well. So, Anthony, do you want to go ahead. The City Attorney has suggested that we have the first closed session in this space, and he's going to give us a notice for it.

Anthony Fox, Interim City Attorney said I think the plan is to have a closed session on Economic Development here, and then when we go to the chamber, we will have a closed session at the end of that meeting as well.

Motion was made by Councilmember Anderson, and seconded by Councilmember Mayfield, to go into closed session pursuant to 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including an agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations.

Councilmember Johnson said so, we're going to have a closed session and then go down to our Council meeting that was supposed to start at 6:30 p.m.?

Mayor Lyles said we still have business things to do.

Ms. Johnson said are there guests in the chamber?

Councilmember Peacock said yes, since 6:30 p.m.

Ms. Johnson said so, shouldn't we go to our meeting and then have our closed sessions afterwards?

Mayor Lyles said it depends on what you want to do. Do you want to be here longer after the night, or we have two that we believe are Economic Development that may not take as much time? So, your choice.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Driggs, Graham, Mayfield, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmembers Brown and Johnson

The meeting was recessed at 7:29 p.m. for a closed session in Room 267. The closed session recessed at 7:42 p.m. to move to the Meeting Chamber for the regularly scheduled Business Meeting.

BUSINESS MEETING

The City Council of the City of Charlotte, North Carolina convened for a Business Meeting on Monday, October 13, 2025, at 7:49 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Council members present were Dimple Ajmera, Danté Anderson, Tiawana Brown, Ed Driggs, Malcolm Graham, Renee Johnson, Lawana Mayfield, James Mitchell, Marjorie Molina, Edwin Peacock III, and Victoria Watlington.

Mayor Lyles said thank you for joining us here in person, and those watching online, for our October 13, 2025, Council Business Meeting. Let's start with introductions around the dais.

INVOCATION AND PLEDGE

Councilmember Brown gave the Invocation and the Pledge of Allegiance to the Flag was led by all.

AWARDS AND RECOGNITION

ITEM NO. 6: HISPANIC HERITAGE MONTH

Councilmember Anderson read the following proclamation:

WHEREAS, for decades each year Americans observe National Hispanic Heritage Month from September 15th to October 15th, by celebrating the histories, culture and contributions of American citizens, residents, and immigrants of Hispanic origin from Mexico, Central America, South America, the Caribbean, and Spain; and

WHEREAS, in September 1968, 55 years ago, congress and President Lyndon B. Johnson proclaimed National Hispanic Heritage Month; and

WHEREAS, in 1988, 35 years later, Congress and President Ronald Reagan expanded the celebration of the Hispanic presence in the United States of America to a month long commemoration; and

WHEREAS, every year, the United States Congress and the White House call for public officials, educators, librarians, and all Americans to observe National Hispanic Heritage Month with appropriate ceremonies, activities, and programs; and

WHEREAS, according to the Office of the U.S. Census, Mecklenburg County is home to 170,000 Latinos; and

WHEREAS, the City of Charlotte recognizes the extraordinary contributions made to this community by immigrants, residents, and citizens of the Latino origin.

NOW, THEREFORE, I, Vi Alexander Lyles, the Mayor of Charlotte, do hereby proclaim the month of September 15 to October 15, 2025, as

“HISPANIC HERITAGE MONTH”

in Charlotte, and commends its observance to all citizens.

Councilmember Anderson said I’m so pleased to present this to some of our fantastic community leaders who have been doing well forever.

Mayor Lyles said alright, thank you so much. You know how much we appreciate you. Thank you for being here. Thank you, Mayor Pro Tem for that reading of our first item. Before we move on, I’d like to ask the Clerk to provide us the information that we need for our closed sessions, one of them.

Anthony Fox, Interim City Attorney said no, not a closed session.

Mayor Lyles said we have to read it into the record, yes. Madam Clerk.

Stephanie Kelly, City Clerk said pursuant to North Carolina General Statute 143-318.11(a)(6), the Charlotte City Council convened in closed session on Monday, October 6, 2025, to consider matters related to the qualifications, competence, performance, character, fitness, conditions of appointment, and conditions of initial employment of a public officer or employee, or a perspective public officer or employee. Following deliberation, the City Council approved an employment contract with Andrea Leslie-Fite to serve as City Attorney effective November 3, 2025.

Mayor Lyles said thank you, Madam Clerk, for putting that in our record for us as we continue to have the work done.

POLICY

ITEM NO. 7: CITY MANAGER’S REPORT

Marcus Jones, City Manager said no report.

BUSINESS

ITEM NO. 8: DONATION OF ARTWORK TO THE HARVEY B. GANTT CENTER AND MECKLENBURG COUNTY

Motion was made by Councilmember Mitchell, seconded by Councilmember Graham, and carried unanimously to adopt resolutions authorizing the donation of artwork to the Harvey B. Gantt Center and Mecklenburg County.

The resolution is recorded in full in Resolution Book 56, at Page(s) 080-81.

ITEM NO. 9: INITIAL FINDINGS RESOLUTION FOR SPECIAL OBLIGATION BONDS

Motion was made by Councilmember Graham, and seconded by Councilmember Anderson, to (A) Adopt an initial findings resolution that makes certain statements of fact concerning Special Obligation Bonds and a Commercial Paper Program for Bank of America Stadium and Field House improvements, (B) Provide for issuance of a Commercial Paper Program as part of the Special Obligation Bonds financing plan in an amount not to exceed \$650,000,000, and (C) Authorize city officials to take necessary actions to complete the financings including making the application to the Local Government Commission.

Councilmember Mayfield said Interim Attorney, have all of the contracts been signed that we need to have signed, because I'm just verifying since this is the resolution for the Obligation Bonds? I thought what we said is that we will be paying the vendors directly as work is completed. So, I want to be sure exactly what are we being asked to approve tonight, since we're providing the issuance of a commercial paper program, as part of the Special Obligation Bonds financing plan in an amount not to exceed the \$650 million. Are we saying that we're pulling that trigger, but the City's holding this money, and then we're paying the vendors as their payments are due? We're releasing this money to who?

Anthony Fox, Interim City Attorney said I see Matt's there, but I think this is to get us in the appropriate posture to go before the LGC (Local Government Commission), which has to approve the debt. So, this is the vehicle that gets us to that.

Ms. Mayfield said so, this is not actually releasing money, this is setting us up to be in a position for the next step. So, I wanted clarity, because I think I may have seen something online in response to tonight's item, so I wanted to be clear exactly what we're doing tonight.

Mr. Fox said yes, and I don't want to advance above my pay grade, so Matt.

Matthew Hastedt, Chief Financial Officer said Matt Hastedt, CFO (Chief Financial Officer) and Finance Director. Appreciate the question, Council member. So, this is to allow us to go, sort of a two-step process, to basically start the process with the Local Government Commission. No payment has been made to Tepper Sports & Entertainment or any vendors, because the contracts have not been finalized by City Council yet or the NFL (National Football League). So, this is a part of the process to allow us to get all the contracts fully executed, but until all the agreements are in place, no payments will be actually made to anyone.

Ms. Mayfield said thank you for that clarification. Thank you, Madam Mayor.

Councilmember Graham said I just wanted to take this opportunity really to acknowledge that over the past year, Matt and his team, as well as the City Attorney's Office, have really been working with Tepper Sports & Entertainment to really dot i's and cross t's versus the initial vote that we took almost a year ago. So, I would be remiss from the Economic Development Committee, if we don't thank Matt and his team, as well as the City Attorney's Office, who are really doing a lot of work over the last year to get us in the position where we are ready to go to the Local Government Commission to seek approval to kind of unlock the funds moving forward. This is one of two items that's coming before us tonight in reference to Bank of America Stadium. I'll talk to the other one when it comes up.

I just want to acknowledge also President Coleman and her team for being here tonight. They were also with me at the Economic Development Committee at the first of the month talking about this issue, as well as others, and extended me the opportunity to visit with them to talk more about the relationship between Tepper Sports & Entertainment and City of Charlotte relating to the \$650 million proposal. So, I want to thank everyone for their support, staff first for getting us to this point. Mr. Manager, I think really a lot of good work has been done in a short period of time, short being a year, Matt and his team, but I think we're really at a point now where this thing is really

becoming real from a construction perspective, and lining up, dotting i's and crossing t's and ready for the next step, which is releasing the funds. So, I do want to thank the team for all the work that they've done to get us to this point.

Councilmember Ajmera said so I did not support the original \$650 million ask, because of concerns around transparency and accountability; however, the majority of the Council approved the framework. So, today's action, I see it as a formality, a contractual obligation, to move the financing plan forward. So, while I stand by my original concerns, I will be supporting this, because it is a contractual obligation that the City has, and I'll continue to push for transparency and full visibility into how these funds are used. Thank you.

Councilmember Driggs said just briefly, this is a procedural step in our ongoing relationship with the team. Appreciate you guys, and we have another vote tonight, but very happy to support this.

Mayor Lyles said I really enjoyed yesterday, I just want you to know, it was a real treat. So, we're grateful for that, and I hope that we can do it again. Thank you, guys, for being here for tonight. It makes a difference when we see you and what you are doing for us, so thank you very much.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Driggs, Graham, Mayfield, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmembers Brown and Johnson

The resolution is recorded in full in Resolution Book 56, at Page(s) 082-084.

ITEM NO. 10: LEASE OF CITY-OWNED PROPERTY AT 705 WEST FOURTH STREET

Motion was made by Councilmember Mitchell, and seconded by Councilmember Mayfield to (A) Adopt a resolution to approve a ground lease of City-owned property at 705 West Fourth Street (parcel identification number 073-161-11) with PS Marks LLC for a 60-month term for construction laydown, parking, and related purposes, (B) Authorize the City Manager to negotiate, execute, and amend all documents necessary to complete the transaction, and (C) Adopt Budget Ordinance 1016-X appropriating \$1,107,824 from PS Marks LLC to the CATS Operating Fund.

Councilmember Graham said again, this is yet another step forward in our relationship with Tepper Sports & Entertainment providing a lease for construction setup. So, again, the process of working with them and renovating the stadium starts with a place for them to lay down their construction equipment and get ready, and this is in District Two, and so we're ready to build something.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Driggs, Graham, Mayfield, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmembers Brown and Johnson

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 017.

The resolution is recorded in full in Resolution Book 56, at Page(s) 085.

ITEM NO. 11: BANK OF AMERICA STADIUM ADDITIONAL GROUND LEASE PROVISIONS

Motion was made by Councilmember Molina, and seconded by Councilmember Anderson to (A) Approve new provisions to the Bank of America Stadium Amended and Restated Ground Lease that contemplate future scenarios supporting the ongoing use of a Performance Venue (Stadium Annex) and Training Center beyond the 20-year non-relocation term for the Carolina Panthers and Charlotte Football Club, and (B) Authorize the City Manager, or his designee, to negotiate the additional Ground Lease provisions and include them in the Amended and Restated Ground Lease.

Councilmember Graham said I think here we are. So, this is probably the most exciting news of the night. Travel and entertainment continue to be a part of the fabric of the City of Charlotte and certainly in Uptown Charlotte, and here's a part of the agreement that we signed with the Panthers that was outlined as a skeleton when we first approved it a year ago. Now, it has a lot more meat on the bone in terms of a performance center in conjunction to the stadium.

It does fall in District Two again, and that brings a 4,400-seat facility for performance in Uptown Charlotte. Again, that brings heads in beds, and gives people who work in the travel and tourism industry 80 to 100 more opportunities to earn a living every day of the week when the facility is operating. Uber drivers, Lyft drivers, bars, restaurants, you name it, will have an opportunity to be a part of this new venue in Uptown Charlotte. It energizes the lower end of Graham Street that needs some excitement and enthusiasm to go along with it. No City funds will go to it, the parking is there, and is accessible to the parking spaces that are already there, and so this is really a good news story, along with all the other votes that we took tonight, that kind of moves our relationship forward with Tepper Sports & Entertainment and the Carolina Panthers. Again, this really is icing on the cake and really provides a shining arm for the redevelopment of the lower end of Graham Street and getting more heads in beds and more employment opportunities for those that work in that industry. So, I'm really excited about it, and 4,400 sounds like a good size for it to see Kirk Whalum or Bob James or some jazz performance there. It's just the right size for great jazz and other entertainment in Uptown Charlotte and Graham Street. So, I'm really excited about that. Thank you.

Councilmember Ajmera said I agree with my colleague, Councilmember Graham, this is certainly exciting. As a mom, I want my daughters to grow up in a city that is full of opportunities, that values culture and music. So, this performance venue helps fill that gap, and really creates space to celebrate culture and music, without public dollars, so please bring more of this, and I want to thank Tepper Sports & Entertainment for investing in this venue. I'm very excited.

Councilmember Mayfield said if staff can come forward, because I actually have a question? Thank you, Shawn. Just for clarification, I want to ensure or make sure that I understand, would this facility be subject to our current noise ordinance, meaning when construction is going on, and have we identified, because we have so much residential in Uptown? We've received concerns, not for this project, but for other projects, with the time of morning that the trucks start, when you're hearing the beeping of the trucks backing in, the impact of workers coming in. What parameters do we have around this since we do have a large number of residential in that area?

Shawn Heath, Assistant City Manager said yes, this facility would be subject to all local ordinances. I would underscore this is an indoor performance venue, so there's not an outdoor amphitheater associated with it.

Ms. Mayfield said yes, but I'm talking about the trucks for construction. So, that's one of the challenges that we have across the City, is that when the construction is happening, luckily, we have a lot, so they're not going to hopefully impact community. Yet, when you hear that beeping at 3:00 a.m., 4:00 a.m., sometimes 5:00 a.m. in the morning, when our noise ordinance says that construction, I think, is supposed to start around 7:00 a.m. Just want to verify.

Mr. Heath said yes, there are no accommodations in terms of the construction of the facility or the operation of the facility related to noise or other ordinances, that's correct.

Ms. Mayfield said that's what I wanted to verify, thank you.

Councilmember Driggs said so this is actually a pretty minor action tonight. We're just making a very small adjustment to a lease. Good opportunity, though, every opportunity to remind ourselves about the magnitude of our relationship with Tepper Sports. Tepper Sports spent \$3 billion buying the team and committing to the improvements in the stadium, so that we will have football here in Charlotte for 20 more years, and I believe \$375 million or so, to bring us a major league soccer franchise; big investments also in the community by Mr. Tepper. So, I hope you'll send Dave our regards, and thank you to you.

Councilmember Johnson said I just want to reiterate that there are no public dollars being used for this, and this is a privately funded project, so I will be supporting it. I do support the cultural growth in the City, and I think this is a good project. I do want to ask Mr. Heath. I think Councilmember Mayfield's question was excellent. It's a little off topic, but we do hear that a lot, and there's a lot of construction in the City, and maybe we can do this in future, Mayor. We really need to take a look at some good neighbor policies with construction, as far as the hours, and when there's construction outside of those hours what the recourse is for residents. There's the Autumnwood project, you all are familiar with, that there's like 150 acres, and I think I've sent you the email where there's a lot of ongoing concern. So, I'd like to talk about that maybe in our Great Neighborhoods Committee or talk to you. Residents need to have a voice, and there's so much construction in the City, that there has to be some recourse, and what are we doing, and are we tracking the bad actors? So, that's all, thank you.

Mr. Heath said okay, yes, thank you.

Councilmember Molina said first I want to thank the Tepper team for hanging out with us tonight. I know that we went over a lot, but thank you guys for being a great partner. It means a lot, especially in some of these tougher decisions that we've had to make, to have you come to the table and be willing to be in it with us for the long haul. It means a lot. It also helps that we kicked butt last night, and it was just so great. It was my birthday, of course, so I've got to go ahead and say that, it was the best birthday gift ever to watch us hand the Cowboys their bottoms at the bank and protect the bank. So, I think we're all excited about the team, what we've built. Also, listen, this has been one of those conversations, because we've approved three things related to the Tepper team tonight. Very different things, very different items, for very different purposes, but this is actually what I opine a move of just good partnership. The City is not being asked for anything. Literally, this is ground lease space that would not be used but for this decision tonight. So, not only are we going to activate this space, but we're going to give 4,400 seats, butts in beds. We're going to invigorate the hospitality industry. We're going to invigorate tourism for our City, and so much more. So, I am absolutely proud to support this move for partnership, and go Panthers. Thank you, Madam Mayor.

Councilmember Anderson said I definitely echo the sentiments of having a team winning. It's just a great spirit around the City after the games, and of course the soccer team doing well as well. This is such a great move for us and for the City, because we don't have a facility that's 4,400 seats. I sit on the Board of Blumenthal Arts, and we've done inventory of all the various venues, and this is fitting right within a sweet spot that will allow us to attract certain artists who don't really have a home in Charlotte. The activation of this facility means there's more money circulating in our community

Uptown, and bringing that vitality to Third Ward, which is so deeply needed. I always remember, when I talk to Mr. Tepper, he talks about how some of the bars and some of the restaurants Uptown personally thanked him, because those small businesses will feel the impact when games happen. Well, now they're going to feel the impact when there are concerts and shows, and other things of that nature. So, I think this is a win-win for us. I look forward to attending a concert and maybe being able to lobby to attract some artists that I'd like to see, like Mr. Graham, as well. So, I just want to say thank you for the partnership and thank you for seeing the need for a facility like this in our community. It will certainly add to what we've been talking about over the last several months around the fact that public safety is tied to vitality when you have spaces that are activated, and people are around, and the lights are bright, and people are spending money and enjoying themselves. That helps to stave off crime as well. So, it's a good move for us. Thank you.

Marcus Jones, City Manager said thank you Mayor and members of Council. So, Christy, while we don't have the Panthers or some of the strength of the volume of the team, I just want to brag on team Charlotte for a moment. This was something that we had a lot of players in different seats who came in to land the plane. So, I really thank Interim City Attorney Fox and Anna for being a part, clearly what Matt has done stepping in, and Shawn, I really appreciate that you took something that wasn't even in your portfolio, and you helped us get to a place where we can be here tonight. So, I just wanted to thank team Charlotte.

The vote was taken on the motion and recorded as unanimous.

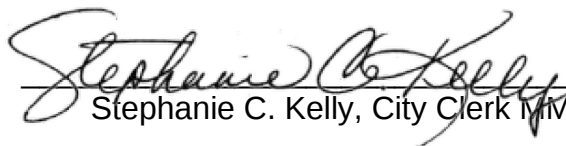
ITEM NO. 5: CLOSED SESSION

Motion was made by Councilmember Anderson, seconded by Councilmember Mayfield and carried unanimously to go into closed session pursuant to North Carolina General Statute 143-318.11(a) and (6) to consult with the City Attorney to preserve the attorney/client privilege.

The meeting was recessed at 8:21 p.m. to move to CH-14 for a closed session.

ADJOURNMENT

The meeting adjourned at 9:46 p.m. at the conclusion of the closed session.


Stephanie C. Kelly, City Clerk MMC, NCCMC

Length of Meeting: 2 Hours, 54 Minutes
Minutes completed: October 29, 2025