

City of Charlotte

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



Meeting Agenda

Monday, April 14, 2025

CMGC Room 267

City Council Business Meeting

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

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

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

1. Autism Awareness Month

Action:

Mayor Lyles will read a proclamation recognizing April 2025 as Autism Awareness Month.

2. Arbor Day

Action:

Mayor Lyles will read a proclamation recognizing April 25, 2025, as Arbor Day.

3. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):

Marie Harris, Strategy and Budget

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items.

[2025-04-14 Council Agenda QA](#)

4. Consent agenda items 11 through 28 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

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

5. Action Review Agenda Overview

Staff Resource(s):

Marcus Jones, City Manager

6. Action Review Items

Housing Trust Fund Recommendations

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Time: Presentation - 20 minutes; Discussion - 40 minutes

Explanation

- Receive recommendations related to the recent Housing Trust Fund request for proposals.

[Housing Trust Fund Recommendations presentation](#)

7. Closed Session (as necessary)

PUBLIC HEARING

8. Public Hearing on the Housing and Community Development Fiscal Years 2026-2030 Consolidated Plan and Fiscal Year 2026 Annual Action Plan

Action:

Conduct a public hearing on the Housing and Community Development proposed Fiscal Years 2026-2030 Five Year Consolidated Plan and Fiscal Year 2026 Annual Action Plan.

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Policy

- The U.S. Department of Housing and Urban Development (HUD) mandates the development of a Consolidated Five-Year Plan and an Annual Action Plan (cumulatively, the Plan) to receive federal funding for housing and community development activities.
- The Plan is the city's strategy for the use of federal funds in providing housing and community development activities.
- The Plan supports the city's Housing Charlotte Framework and Affordable Housing Funding Policy to preserve existing housing, expand supply of low- and moderate-income housing, and support family self-sufficiency.
- HUD's federal fiscal year is October 1 through September 30. The Plan covers the city's 2025 through 2030 fiscal years, and HUD's 2025 through 2029 program years.

Community Input

- A draft copy of the Plan is published to the city's website with paper copies available by request. The document is available in English and Spanish when requested, and copies are also available at the North County, South County, University, and Matthews public library locations.
- The city collaborated with community partners (the Charlotte-Mecklenburg Continuum of Care and the Charlotte-Mecklenburg Regional Housing Consortium) to host two public forums to receive input for the development of the Plan; an in-person forum was held on March 27, 2025, and a virtual forum was held on April 2, 2025.
- Notices about the public forums were published in the Charlotte Observer and La Noticia in March, and shared by city partners and through the city's social, newsletters, and other communications platforms.

Explanation

- The Plan includes housing and community development needs and resources for the city and the Charlotte-Mecklenburg Regional Housing Consortium.
- The Charlotte-Mecklenburg Regional Housing Consortium is a partnership among the city, Mecklenburg County, and the towns of Cornelius, Pineville, Matthews, Mint Hill, Huntersville, and Davidson.
- In FY 2026, the city expects to receive the following federal funding allocations, totaling \$12,684,722 (these estimated allocations are based on FY 2025 levels):
 - Community Development Block Grant: \$5,542,450,
 - HOME Investment and Partnerships: \$2,896,775,
 - Emergency Solution Grants: \$493,780, and
 - Housing Opportunity for Persons with AIDS: \$3,751,717.
- Additionally, the Plan also includes the city's plan to submit a \$25,000,000 application for the Section 108 Loan Guarantee Program.
- If any of the estimated funding amounts change, City Council would not be required to hold another public hearing or amend the Plan; the changes will be handled administratively by staff.

Next Steps

- City Council will be asked to approve the Plan at a future City Council Business Meeting.
- Plans must be submitted to HUD on June 24, 2025, or no later than 60-days following the release of HUD's new program year allocations.

Attachment(s)

Five-Year Consolidated Plan and Annual Action Plan Executive Summary Draft

[Housing and Community Development Plan Executive Summary Draft](#)

9. Public Hearing on Section 108 Loan Guarantee Application

Action:

Conduct a public hearing regarding the City of Charlotte's application to the U.S. Department of Housing and Urban Development's Section 108 Loan Guarantee program.

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Explanation

- The city is preparing a Section 108 Loan Guarantee application for the U.S. Department of Housing and Urban Development's (HUD) Section 108 Loan Guarantee program. The program allows recipients of Community Development Block Grants (CDBG) to borrow low-cost federally guaranteed funds to help fund CDBG-eligible projects by using some of their current and future CDBG allocations as collateral.
- The most recent city participation in the program was the collaborative public-private partnership to redevelop the former Double Oaks development into the vibrant Brightwalk community.
- The city proposes a new application in the amount of \$25,000,000 to establish the Charlotte Community Impact Revolving Investment Fund to finance CDBG-eligible affordable housing initiatives and economic development projects benefiting low- and moderate- income residents, including property acquisition, rehabilitation, infrastructure improvements, and innovative homeownership models.
- The proposed Fund aligns with HUD's national objectives for expanding affordable housing and promoting job creation and retention and supports the goals of the Housing Charlotte Framework and Affordable Housing Funding Policy to expand and preserve affordable housing, support family self-sufficiency and increase economic mobility.
- A draft copy of the proposed application is published on the city's website, with paper copies available upon request in English and Spanish.

Background

- On April 7, 2025, the Housing, Safety and Community Committee discussed opportunities to encourage innovative approaches to housing affordability including the creation of the Fund by leveraging the city's CDBG allocations through the Section 108 program.

Next Steps

- Following the public hearing, the application will be finalized and submitted to HUD.
- If the application is approved by HUD, City Council will have an opportunity to review and approve the Charlotte Community Impact Revolving Investment Fund at a future business meeting.

Attachment(s)

Section 108 Loan Guaranty Application Draft

[Section 108 Loan Guarantee Application Draft](#)

POLICY

10. City Manager's Report

[04.14.2025 City Manager's Memo](#)

CONSENT

11. Pavement Marking Installation and Removal

Action:

Approve a contract in the amount of \$517,375 to the lowest responsive, responsible bidder Striping Concepts, LLC (SBE) for the Pavement Marking Installation and Removal project.

Staff Resource(s):

Debbie Smith, Transportation

David Smith, Transportation

Explanation

- The Charlotte Department of Transportation installs and maintains pavement markings and vertical elements that provide guidance to cyclists, pedestrians, and motorists.
- The Strategic Mobility Plan, adopted by City Council in June 2022, outlines the mobility policies to achieve a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte.
- On January 30, 2025, the city issued an Invitation to Bid; four bids were received.
- Striping Concepts, LLC was selected as the lowest responsive, responsible bidder.
- The work is anticipated to be complete by April 2028.

Charlotte Business INclusion

Striping Concepts, LLC is a certified SBE and has elected to self-perform 100% of the work on this contract. Striping Concepts, LLC has provided the required documentation to demonstrate that it can perform all scopes of work on this contract with their own forces.

Fiscal Note

Funding: General Capital Investment Plan and General Fund

12. Citywide Elevator Equipment, Maintenance, and Repair Services

Action:

- A. Approve the purchase of elevator equipment, maintenance, and repair services from cooperative contracts,
- B. Approve unit price contracts for the purchase of elevator equipment, maintenance, and repair services for a term of three years under Sourcewell cooperative contracts with the following:
 - Schindler Elevator Corporation (contract #050224-SCH),
 - ThyssenKrupp Elevator Corporation (contract #050224-TKE), and
- C. Authorize the City Manager to extend the contracts for additional terms as long as the cooperative contracts are in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contracts.

Staff Resource(s):

Phil Reiger, General Services

Shelia Anderson, General Services

Explanation

- City facilities have numerous elevators, escalators, and moving walkways, which require regular maintenance as well as on-call, immediate response maintenance in the event of failures.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual aggregate expenditures are estimated to be \$7,000,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: Various Departments' Operating Budgets

13. Citywide Office Supplies

Action:

- A. Approve the purchase of office supplies from a cooperative contract,
- B. Approve a unit price contract with American Office Products Distributors, Inc. for the purchase of office supplies for a term of three years under OMNIA Partners contract #158057, and
- C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contract.

Staff Resource(s):

Phil Reiger, General Services

Shelia Anderson, General Services

Explanation

- This contract will cover a range of office supplies, including paper, toner, binders, pens, filing supplies, and storage products.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs, all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- American Office Products Distributors, Inc. (AOPD) utilized a network of independent dealers for distribution of office products and supplies. Form & Supply, Inc. dba FSI Office is the local distributor for AOPD for the Charlotte area. FSI is a HUB certified, WBE supplier and is locally based.
- Annual expenditures are estimated to be \$700,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: Varies Departments Operating Budgets

14. Citywide Rental Equipment, Products, and Related Services

Action:

- A. Approve the rental of equipment, products, and related services from a cooperative contract,**
- B. Approve a unit price contract with United Rentals for the rental of equipment, products, and related services for a term of three years under the Sourcewell contract #URI-040924, and**
- C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contact.**

Staff Resource(s):

Phil Reiger, General Services

Shelia Anderson, General Services

Explanation

- This contract will include the rental of specialty equipment and tools (excavators, backhoes, large trench boxes, and bull dozers) needed to support city operations.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be \$150,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: General and Enterprise Capital Equipment Funds

15. Construction Engineering and Inspection for Federal Contracts

Action:

- A. Approve contracts for construction engineering and inspection horizontal services on federally funded projects for a term of three years with the following:
- A Morton Thomas and Associates, Inc.,
 - Infrastructure Consulting & Engineering LLC,
 - Kisinger Campo & Associates,
 - Rummel, Kepper and Kahl LLP,
 - Volkert Inc., and
- B. Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Tonia Wimberly, General Services

Explanation

- These contracts will be used by staff to assist with the construction of federally funded transportation infrastructure projects.
- Work will include project oversight and inspections to ensure compliance with federal requirements.
- On February 13, 2025, the city issued a Request for Proposals (RFP); 11 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$5,000,000.

Small Professional Services Firm (SPSF) Opportunity

For Federal Transportation Administration funded projects, NCDOT does not mandate a goal from the State's SPSF program; however, the following prime consultant(s) have identified the following certified firm(s) to be utilized:

Volkert Inc.

- Goins Sweitzer Engineers and Consultants, PLLC (WBE) (roadway and structure construction engineering inspection, signal system inspections)

Fiscal Note

Funding: Federal funding and General Capital Investment Plan

16. Cross Charlotte Trail Matheson to 36th Street Segment Infrastructure Reimbursement

Action:

Approve an Infrastructure Reimbursement Agreement with QPC Owner, LLC in an amount not to exceed \$12,500,000 for the design and construction of the Cross Charlotte Trail Matheson to 36th Street Segment.

Staff Resource(s):

Phil Reiger, General Services
Keith Bryant, General Services
Debbie Smith, Transportation

Explanation

- The Cross Charlotte Trail is a joint project between the City of Charlotte and Mecklenburg County to create over 30 miles of continuous trail and greenway facilities.
- Segment #6, currently in design, is approximately one mile long and runs from Matheson Avenue to 36th Street in Council District 1.
- The city has partnership opportunities to coordinate with private developers to acquire land for, design, and construct segment #6 from Matheson Avenue to 36th Street.
- Terms of this agreement would require the developer to build the public improvements related to the Cross Charlotte Trail and be reimbursed as work is completed.
- With an estimated \$800 million in private investment, the project will significantly enhance the trail, support the development of adjacent properties, and leverage public funds to help create a vibrant, connected community.
- State law and the City Charter authorize the city to enter into a contract with a private property owner or developer for the reimbursement of costs associated with the design and construction of municipal infrastructure when doing such work separately would be impracticable.
- The project is anticipated to be complete by third quarter of 2028.

Charlotte Business INclusion

The city will negotiate a MWSBE goal for Infrastructure Reimbursement Agreement Contract as the scopes of work are defined for design and construction services.

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Cross Charlotte Trail Segment #6](#)

17. Maintenance and Repair of City-Owned Vehicle and Equipment Wash Services

Action:

- A. Approve a contract with Cross Systems Inc. for maintenance and repair of city-owned vehicle and equipment wash services for an initial term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Phil Reiger, General Services

Shelia Anderson, General Services

Explanation

- This contract will provide maintenance and repair services for the city's vehicle and equipment wash facilities. These facilities are used by various city departments, including General Services, Charlotte Water, CATS, and Aviation.
- On January 10, 2025, the city issued a Request for Proposals (RFP); three responses were received.
- Cross Systems Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- The prices stated in the contract shall remain fixed for the initial term. At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Total annual expenditures are estimated to be \$280,000.

Charlotte Business INclusion

Contract goals were not established for this contract because there were no certified MWSBEs available within the city's database capable of performing the required work or providing the necessary goods. This determination was made based on a comprehensive search by CBI and relevant departments, utilizing the city's vendor registration system, relevant market research, and an assessment of the work required by the contract.

Fiscal Note

Funding: Various Departments' Operating Budgets

18. Monroe Road Multi-Use Path

Action:

Approve a contract in the amount of \$1,596,858.07 to the lowest responsive, responsible bidder HUX Contracting, LLC (SBE) for the Monroe Road Multi-Use Path project.

Staff Resource(s):

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

Explanation

- Included in the Independence Area Sidewalk and Bikeway Improvements Program, this project will include an eight- to 12-foot-wide multiuse path along the north side of Monroe Road from Eaton Road to McMullen Way (approximately 0.65 miles) in Council District 5.
- In addition to improving bicycle and pedestrian access, the Monroe Road Multiuse Path will connect with the Monroe Road Streetscape project and the Idlewild/Rama/Monroe Road Intersection Improvements. Together, these projects will create a more accessible, pedestrian-friendly corridor.
- On February 11, 2025, the city issued an Invitation to Bid; eight bids were received.
- HUX Contracting, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by third quarter 2026.

Charlotte Business INclusion

HUX Contracting, LLC is a certified SBE.

Established MBE Goal: 7.00%

Committed MBE Goal: 7.01%

HUX Contracting, LLC exceeded the established contract goal and has committed 7.01% (\$112,000) of the total contract amount to the following certified firm(s):

- GDC, Inc. (MBE) (\$72,000) (traffic control)
- Silverback Brothers, LLC (MBE, SBE) (\$40,000) (hauling)

Established WBE Goal: 3.00%

Committed WBE Goal: 3.13%

HUX Contracting, LLC exceeded the established contract goal and has committed 3.13% (\$49,950) of the total contract amount to the following certified firm(s):

- B&N Grading, Inc. (WBE) (\$49,950) (milling, and paving)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Monroe Road Multi-Use Path](#)

19. Paving and Patching Contract Change Order

Action:

Approve change order #2 for \$1,000,000 to OnSite Development, LLC for Pavement and Parking Lot Repair and Resurfacing.

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- On May 14, 2018, City Council approved a construction contract with On Site Development, LLC for the patching and paving of roadway infrastructure associated primarily with repair work Charlotte Water performs in road rights of way across Mecklenburg County.
- Charlotte Water experienced water main breaks on Westinghouse Boulevard and Monroe Road in December 2024 that caused significant damage to the pavement and ancillary structures.
- The estimated cost of the repairs is \$1,000,000, including costs for a specialty sub-contractor to install cellular grout in the void space under the slope protection.
- The new total value of the contract including change order #2 is \$13,938,988.68.

Charlotte Business INclusion

All additional work involved in this Change Order will be performed by OnSite Development, LLC and their existing subcontractors. OnSite Development, LLC has committed 25.00% (\$250,000) of the total change order amount to the following certified firms:

- GDC, Inc. (MBE) (\$150,000) (traffic control)
- Key's Trucking, LLC (WBE, SBE) (\$100,000) (hauling)

Fiscal Note

Funding: Charlotte Water Operating Budget

20. Storm Drainage Improvement Project - 619 Cedar Street

Action:

- A. Approve a contract in the amount of \$935,694.47 to the lowest responsive bidder Cinderella Partners Inc. for the 619 Cedar Street Storm Drainage Improvement Project, and
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

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

Explanation

- The 619 Cedar Street Storm Drainage Improvement Project will replace aging drainage infrastructure on South Cedar Street near its intersection with Stadium View Drive in Council District 2.
- On February 4, 2025, the city issued an Invitation to Bid; four bids were received.
- Cinderella Partners Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by second quarter of 2026.

Charlotte Business INclusion

Established MBE Goal: 6.00%

Committed MBE Goal: 6.06%

Cinderella Partners, Inc. exceeded the established contract goal and has committed 6.06% (\$56,700) of the total contract amount to the following certified firm(s):

- DMD Supply Services Group, LLC (MBE, SBE) (\$52,000) (supplier)
- Mid Atlantic Erosion Control, Inc. (MBE, SBE) (\$4,700) (erosion control)

Established WBE Goal: 3.00%

Committed WBE Goal: 3.00%

Cinderella Partners, Inc. met the established contract goal and has committed 3.00% (\$28,071) of the total contract amount to the following certified firm(s):

- Bird Dog Traffic Control, LLC (WBE, SBE) (\$28,071) (traffic control)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - 619 Cedar St SDIP](#)

21. Meeting Minutes

Action:

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

- January 27, 2025, Annual Strategy Session Day 1,
- January 28, 2025, Annual Strategy Session Day 2,
- January 29, 2025, Annual Strategy Session Day 3,
- February 3, 2025, Council Committee Discussions,
- February 10, 2025, Budget Workshop #1,
- February 10, 2025, Business Meeting,
- February 17, 2025, Zoning Meeting, and
- February 24, 2025, Business Meeting.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

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

22. Set a Public Hearing on Brightside Commons Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 12, 2025, for Brightside Commons Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 47.778-acre "Brightside Commons" site is in northeast Mecklenburg County, east of Interstate 485, and south of North Tryon Street along the Cabarrus County line.
 - The site is currently vacant.
 - The petitioner has plans to redevelop the site with 257 multi-family attached units.
 - The property is zoned R-8MF(CD) (multi-family, conditional) which allows for multi-family residential development.
 - Rezoning petition 2022-126 rezoned the site in May 2023 from R-3 to R-8MF(CD). The site's entitlements under the approved conditional plan allow for multi-family residential uses.
 - The property is located immediately adjacent to City Council District 4.
 - The petitioned area consists of one parcel: parcel identification number 051-081-27.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

Rezoning Petition 2022-126 Approved Site Plan

[Map - Brightside Commons Voluntary Annexation](#)

[Resolution - Brightside Commons Voluntary Annexation PH](#)

[Brightside Commons Approved Site Plan](#)

23. Set a Public Hearing on Project Lemmond Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 12, 2025, for Project Lemmond Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 33.938-acre "Project Lemmond" site is located north of Albemarle Road, along the western side of Interstate 485 in eastern Mecklenburg County.
 - The site is currently vacant.
 - The petitioner has plans to redevelop the site with 124 multi-family attached units.
 - The property is zoned N2-A(CD) (Neighborhood 2 - A, Conditional) which allows development of multi-family attached dwellings.
 - Rezoning Petition 2023-169 rezoned the site in April of 2024 from MX-1 to N2-A(CD). The site's entitlements under the approved conditional plan allow for multi-family residential uses.
 - The property is located immediately adjacent to City Council District 5.
 - The petitioned area consists of one parcel: parcel identification number 111-461-13.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

Rezoning Petition 2023-169 Approved Site Plan

[Map - Project Lemmond Area Voluntary Annexation](#)

[Project Lemmond Approved Site Plan](#)

[Resolution - Project Lemmond Area Voluntary Annexation PH](#)

24. Set a Public Hearing on Steele Creek Park Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 12, 2025, for Steele Creek Park Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 8.449-acre "Steele Creek Park" site is located in western Mecklenburg County, south of Hartwell Farm Drive, and along the north side of Sledge Road.
 - The site is currently occupied by two single family homes which will be removed prior to redevelopment.
 - The petitioner has plans to develop 54 units on the site which will be a mix of duplexes and triplexes. The petitioner intends to utilize the alternative residential compact development option of the Unified Development Ordinance.
 - The property is zoned N1-A, Neighborhood 1-A, which allows for which allows for single family residential uses, as well as duplexes, triplexes, and a limited number of other uses.
 - The property is located immediately adjacent to City Council District 3.
 - The petitioned area consists of four parcels: parcel identification numbers 199-121-09, 199-121-13, 199-121-23, and 199-121-90.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

[Map - Steele Creek Park Area Voluntary Annexation](#)

[Resolution - Steele Creek Park Area Voluntary Annexation PH](#)

CONSENT - PROPERTY TRANSACTIONS

25. In Rem Remedy: 7214 Lawyers Road

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove a detached garage structure at 7214 Lawyers Road.

Property Address: 7214 Lawyers Road

Parcel Identification Number: 135-013-12
<https://polaris3g.mecklenburgcountync.gov/pid/13501312>

Council District: 5

Public Purpose:

- Eliminate a blighting influence
- Remedy substandard, dilapidated or dangerous housing and/or accessory structures
- Support public safety initiatives
- Uphold the Minimum Housing Code

Council Priorities: Great Neighborhoods and Safe Communities

Attachment(s): In Rem Packet

[In Rem Packet - 7214 Lawyers Rd](#)

26. Charlotte Water Property Transactions - Belmont Lift Station and Force Main, Parcel # 1

Action: Approve the following Acquisition: Belmont Lift Station and Force Main, Parcel # 1

Project: Belmont Lift Station and Force Main

Owner(s): Tres Compadres LLC

Property Address: Brick Yard Road Extension

Total Parcel Area: 391,169 sq. ft. (8.98 ac.)

Property to be acquired: 391,169 sq. ft. (8.98 ac.)

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and shrubs

Zoned: N1-C, MHP, MX-2(INNOV)

Use: Single-family Residential - Acreage

Parcel Identification Number(s): 113-051-16

<https://polaris3g.mecklenburgcountync.gov/pid/11305116>

Purchase Price: This property is in tax foreclosure. The initial bid on the property is \$21,500. Subsequent bidding may be necessary.

Council District: Adjacent to Council District 3

27. Charlotte Water Property Transactions - Oakdale Road Buffer, Parcels #1, 2, and 3

Action: Approve the following Acquisition: Oakdale Road Buffer, Parcels #1, 2, and 3

Project: Oakdale Road Buffer

Owner(s): KG & HJ LLC

Property Address: 321, 333, and 347 Oakdale Road

Total Parcel Area: 142,920 sq. Ft. (3.281 ac.)

Property to be acquired: 142, 920 sq. ft. (3.281 ac.) in Fee Simple

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-B, ML-1, O-2 (CD)

Use: Commercial, Industrial, Residential-Single Family

Parcel Identification Number(s): 035-031-12, 035-031-11, and 035-031-30

<https://polaris3g.mecklenburgcountync.gov/pid/03503112>

<https://polaris3g.mecklenburgcountync.gov/pid/03503111>

<https://polaris3g.mecklenburgcountync.gov/pid/03503130>

Purchase Price: \$2,500,000

Council District: 2

28. Property Transactions - 9836 Old Dowd Road, Parcels # 1 & 2

Action: Approve the following Condemnation: 9836 Old Dowd Road, Parcels # 1 & 2

Project: 9836 Old Dowd Road, Parcels # 1 & 2

Program: 9836 Old Dowd Road

Owner(s): Binh Doan and Tri Van Doan

Property Address: 9825 and 9833 Old Dowd Road

Total Parcel Area: 38,317 sq. ft. (0.879 ac.)

Property to be acquired by Easements: 3,006 sq. ft. (0.069 ac.) Sanitary Sewer Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: MHP

Use: Residential

Parcel Identification Number(s): 113-062-10 & 113-062-11

<https://polaris3g.mecklenburgcountync.gov/pid/11306210>

<https://polaris3g.mecklenburgcountync.gov/pid/11306211>

Appraised Value: \$4,375

Property Owner's Concerns: Property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify a counteroffer. The city continues to negotiate with the property owner.

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

Council District: Adjacent to Council District 3

Attachment(s): Map

[Map - 9836 Old Dowd Rd, Parcels #1&2](#)

Adjournment

REFERENCES

29. Reference - Property Acquisitions and Condemnations

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

30. Reference - Property Transaction Process

Property Transaction Process Following City Council Approval for Condemnation

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

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

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

31. Reference - Charlotte Business INClusion Program

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

Section 7.11 Small Business Market Strategy

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

Section 3.1 Contract Goals

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

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

Section 3.1.4: Participation Plan for Specific City Agreements:

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

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

Section 3.1.5: Negotiated Contract Goals:

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

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

Section 8.0 Definitions

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

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

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

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

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

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

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

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

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

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

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

Section 5.0: Responsibilities After Contract Award

Section 5.4: New Subcontracting Opportunities

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

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

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

Section 7.12: Financial Partners

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

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