

City of Charlotte

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



Meeting Agenda

Monday, June 23, 2025

Council Chamber

City Council Business Meeting

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

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

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

1. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):

Marie Harris, Strategy and Budget

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items.

2. Consent agenda items 35 through 67 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

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

3. Action Review Agenda Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Review Items

Street Vending

Staff Resource(s):

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

Time: Presentation - 10 minutes; Discussion - 15 minutes

Explanation

- Receive an overview of proposed policy actions and implementation plan to address street vending concerns.

Community Area Plans

Staff Resource(s):

Alyson Craig, City Manager's Office
Monica Holmes, Planning

Time: Presentation - 10 minutes; Discussion - 15 minutes

Explanation

- Receive an overview of ongoing public feedback and engagement.

5. Closed Session

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

6. Americans with Disabilities Act Disability Pride Day

Action:

Mayor Lyles will read a proclamation recognizing July 26, 2025, as Americans with Disabilities Act Disability Pride Day.

PUBLIC FORUM

7. Public Forum

PUBLIC HEARING

8. Public Hearing and Decision on Kenmore Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Kenmore Area Voluntary annexation, and
- B. Adopt an annexation ordinance with an effective date of June 23, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 3.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 44.76-acre "Kenmore" site in western Mecklenburg County. The property is located north of South Tryon Street along the west side of Shopton Road.
- The property is owned by Carolina Development Group NC, James W Hovis, Rebecca S Hovis and Stanley Martin Homes, LLC.
 - The site is currently developed with single-family dwellings and associated accessory buildings that will be removed prior to any redevelopment.
 - The annexation area is zoned N1-A (Neighborhood 1 - A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of four parcels: parcel identification numbers 199-481-01, 199-481-02, 199-481-04, and 199-481-05.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to redevelop the site with 95 detached single-family dwelling units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided additional advisory considerations regarding residential developments.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

[Map - Kenmore Area Annexation](#)

[Survey - Kenmore Area Annexation](#)

[Ordinance - Kenmore Area Annexation](#)

9. Public Hearing and Decision on Shorewood Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Shorewood Area Voluntary annexation, and
- B. Adopt an annexation ordinance with an effective date of June 23, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 4.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 9.197-acre "Shorewood" site is in northern Mecklenburg County. The property is located just north of Interstate 485 along the west side of Twin Lakes Parkway.
- The property is owned by SDG Charlotte, LLC.
- The site is currently developed with an industrial building. The annexation area is zoned I-1(CD) (Light Industrial, Conditional), which allows for light industrial uses.
 - Rezoning Petition 2022-215 rezoned the site in April of 2023 from BP to I-1(CD). The site's entitlements under the approved conditional plan allow for light industrial uses which may include auto sales, auto repair, and offices.
- The petitioned area consists of one parcel: parcel identification number 025-062-05.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to renovate the industrial building on site with a possible expansion of the building from 45,205 square feet to 65,000 square feet.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future industrial uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided additional advisory considerations regarding industrial developments.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

Rezoning Petition 2022-215 Approved Site Plan

[Map - Shorewood Annexation Area](#)

[Survey - Shorewood Annexation Area](#)

[Ordinance - Shorewood Annexation Area](#)

[Rezoning Petition 2022-215 Approved Site Plan](#)

POLICY

10. City Manager's Report

11. Street Vending Ordinance Revision

Action:

Approve amendments to City Code of Ordinances Chapter 6, Article VIII - Peddlers and Article X - Tryon Street Mall Vendors.

Committee Chair:

Victoria Watlington, Housing, Safety, and Community Committee

Staff Resource(s):

Shawn Heath, City Manager's Office

Charlie Jones, Transportation

Current Ordinance

- On April 28, 2025, the Mayor asked the Housing, Safety and Community (HSC) Committee to consider policy and/or ordinance considerations that may be needed to strengthen the city's ability to ensure street vendors and peddlers contribute to a safe and vibrant atmosphere, including the fine structure for illegal vending.
- A public input session was held on May 22, 2025, to gain perspectives and concerns from stakeholders. Participants included small businesses, residents, and street vendors.
- Two main issues identified are 1) frequent ordinance violations with limited enforcement tools in the Congested Business District, and 2) growing challenges related to street vending in high-density areas with relatively narrow sidewalks.
- Street Vending is governed by city ordinance Chapter 6 Businesses and Trades Article VIII. - Peddlers, and Article X. - Tryon Street Mall Vendors.
- Street vending is unlawful within the Congested Business District, except for the Tryon Street Mall program that allows street vending with a permit at an assigned location.
- Street Vending violations in the Congested Business District currently fall under city code of ordinances ARTICLE II. - ENFORCEMENT AND APPEALS, Sec. 2-21. - General penalty; additional remedies. Subsection (a):
 - *Unless otherwise provided or prohibited by applicable law, any person violating any section of this Code or any ordinance of the city may be assessed a fine in accordance with G.S. 14-4 and G.S. 160A-175 in an amount not to exceed \$50.00.*
- Street vending violations in the Tryon Street Mall area currently fall under city code of ordinances ARTICLE X. - Tryon Street Mall Vendors, Sec. 6-523 - Enforcement:
 - *City law enforcement officers shall have the authority to issue citations in the same manner as described in section 2-24 as if it were fully stated in this article. A penalty of \$10.00 may be levied against any person for violation of each section of this article for which a citation has been issued.*

Proposed Changes

- Amend sections 6-431 and 6-436 to add the North Davidson Street Market to the Congested Business District.
- Add new section 6-439: Fines not to exceed \$500 per violation.
- Amend section 6-523: A penalty not to exceed \$500 per violation.

Committee Discussion

- The HSC Committee discussed the referral at the committee's May 5 and June 2 meetings.
- On June 2, the HSC Committee voted unanimously to recommend adding North Davidson Street to the Congested Business District for a pilot program not to exceed six months in duration, and to increase the civil penalty for peddling violations to a civil fine not to exceed \$500.
- At the June 9, 2025, City Council Action Review meeting, Council gave direction to bring the HSC committee's recommendations forward for Council vote.

Attachment(s)

Proposed Ordinance Changes

[Street Vending Ordinance Proposed Changes](#)

BUSINESS**12. Railroad Crossing Signals on Hucks Road near Old Statesville Road****Action:**

- A. Authorize the City Manager to execute an agreement with GS Eastfield, LP to accept \$499,042.80 for the construction of rail warning devices by Norfolk Southern Rail,**
- B. Authorize the City Manager to execute an agreement with Norfolk Southern Rail in the amount of \$499,042.80 for the construction of rail warning devices,**
- C. Authorize the City Manager to amend the agreements consistent with the purpose for which the agreements were approved, and**
- D. Adopt a budget ordinance appropriating \$499,042.80 in private developer funds for rail crossing improvements to the General Capital Projects Fund.**

Staff Resource(s):

Debbie Smith, Transportation

David Smith, Transportation

Explanation

- The Charlotte Department of Transportation maintains a modern signal system that includes approximately 1,000 traffic signals.
- A development near the intersection of Old Statesville Road and Hucks Road in Council District 4 is required to install a traffic signal at this location, which will require improvements to the Hucks Road railroad crossing.
- Railroad crossing improvements must be installed by Norfolk Southern before the traffic signal can be constructed and operated safely.
- The funding from GS Eastfield, LP will cover the entire project cost.

Fiscal Note

Funding: Private developer funds

Attachment(s)

Map

Budget Ordinance

[Map - Railroad Crossing Signals on Hucks Road](#)[Budget Ordinance - Railroad Crossing Signals on Hucks Road](#)

13. Donation of Vehicles to Johnson C. Smith University Police Department

Action:

Adopt a resolution authorizing the donation of three vehicles to the Johnson C. Smith University Police Department.

Staff Resource(s):

Johnny Jennings, Police

Dave Johnson, Police

Explanation

- NC General Statute 160A-280 authorizes the donation of personal property from a city to a non-profit organization or another government unit upon adoption of a resolution by City Council.
- Johnson C. Smith University is in Charlotte-Mecklenburg Police's (CMPD) Metro Division.
- This donation will assist Johnson C. Smith University Police Department to maintain visibility while patrolling their 105-acre campus and provide reasonable response times to incidents both on campus and on surrounding streets as necessary.
- The vehicles are at the end of their useful life for CMPD and are scheduled to be decommissioned.
- The total estimated value of these three vehicles is \$10,750.

Attachment(s)

Resolution

[Resolution - Donation of Vehicles to JCSU PD](#)

14. Donation of Unclaimed Electronics

Action:

Adopt a standing resolution approving the periodic donation of unclaimed cell phones and other electronics left on CATS property to The Charitable Recycling organization.

Staff Resource(s)

Brent Cagle, CATS

Elizabeth Presutti, CATS

Explanation

- Each year, approximately 1,000 cell phones and other electronics are left on CATS vehicles or at facilities and are never claimed by the owner.
- CATS has an established Lost and Found procedure that manages such property. The key points of that procedure are:
 - Owners have at least 30 days to reclaim lost property.
 - Lost property is kept at the CATS Lost and Found in the Charlotte Transportation Center and may be reclaimed Monday through Friday from 8:00 a.m. to 5:00 p.m.
 - CATS maintains records for all lost property.
 - CATS has signage posted on the CATS Pass App, public transit vehicles, at transit centers, on printed literature and at other high customer traffic areas indicating how customers can reclaim lost personal property, and that after 30 days, unclaimed property legally becomes the property of the city.
- Pursuant to NC General Statute 160A-280(a), CATS seeks approval to donate, on a monthly basis, as needed, any or all unclaimed cell phones and other electronics to a non-profit corporation, Charitable Recycling Foundation, Inc.
- The Charitable Recycling organization, dba The Charitable Recycling Foundation, Inc., dba RMS Foundation, Inc., is classified as a 501 (c)(3) non-profit corporation.
- In May of 2004, The Charitable Recycling organization launched the 911 Cell Phone Bank (911CPB) initiative to provide an ongoing and readily available source of 911 emergency cell phones and funds to meet the unexpected and urgent needs of participating law enforcement and affiliated victim services agencies.
- The 911CPB provides a free service to individuals, businesses, and agencies across the country to securely recycle electronic devices that are no longer needed, or that have been left behind in lost-and-found or property-and-evidence rooms. Devices are securely data-erased and then donated to law enforcement and victims' agencies to distribute to victims of human trafficking and domestic violence.
- Since 2004, 911CPB has been able to assist over 200,000 victims of human trafficking and domestic violence and have kept over 250,000 pounds of e-waste out of landfills.
- The 911CPB partners with the American Public Transportation Association, Metro Atlanta Rapid Transit Authority, the Chicago Transit Authority, Utah Transit Authority, and Dallas Area Rapid Transit.

Attachment(s)

Resolution

[Resolution - Donation of Unclaimed Electronics](#)

15. Sublease for Charlotte-Mecklenburg Police Department's Lake Wylie Boathouse

Action:

Authorize the City Manager, or his designee, to negotiate and execute a sublease agreement with Mecklenburg County for use of approximately 0.26 acres off the Lake Wylie shoreline abutting the McDowell Nature Preserve for the Charlotte-Mecklenburg Police Department's Lake Wylie boathouse.

Staff Resource(s):

Phil Reiger, General Services
Greg Crawford, General Services
Dave Johnson, Police
Josh Brown, Police

Explanation

- The county owns and operates the McDowell Nature Preserve (Preserve), which borders Lake Wylie (outside of Council District 3) and includes various shoreline amenities.
- The county holds a lease with Duke Energy Carolinas, LLC (Duke Lease) for shoreline improvements on Lake Wylie, including docks, piers, and a boathouse that has been utilized by the Charlotte-Mecklenburg Police Department for lake patrol operations for over 35 years.
- CMPD continues to use the boathouse for lake patrol operations pursuant to the Amended and Restated 2023 Law Enforcement Services Agreement between the city and county.
- To formalize CMPD's continued use and operation of the boathouse, the city and county propose entering into a sublease agreement.
- The sublease will allow the city to continue to use the boathouse area. The terms include:
 - An annual lease rate of \$1,
 - The sublease will terminate upon expiration or termination of the Duke Lease, which is set to expire October 31, 2055, and
 - The city will continue to maintain and operate the boathouse.

Attachment(s)

Map

[Map - CMPD Lake Wylie Boathouse](#)

16. Airport Fuel Farm Expansion Lease

Action:

- A. Approve a 30-year ground lease with Charlotte Fuel Facilities, LLC for the purpose of constructing a new fuel facility, and**
- B. Authorize the City Manager to renew the lease for up to two, five-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Haley Gentry, Aviation

Ted Kaplan, Aviation

Explanation

- The airlines have developed a fueling consortium that maintains and operates the Airport's existing fuel storage facility and fuel delivery system.
- The new fuel storage facility will operate in conjunction with the existing fuel storage facility and will increase the fuel reserves from 3.8 days of fuel on hand to approximately 11.6 days of fuel on hand.
- Charlotte Fuel Facilities, LLC will operate and maintain the new and existing fuel storage facilities through a separate agreement with Menzies Aviation, which is the current operation and maintenance provider for the fuel facility.
- Charlotte Fuel Facilities, LLC is responsible for the completion of all design, construction work, and funding for this new fuel storage facility, with oversight and approvals required by the Aviation Department.
- The lease terms include the following payments to Aviation:
 - Reduced ground rent in the amount of \$92,604 per year for the period commencing on the effective date through the earlier of (a) the date that construction is completed on the new fuel facility or (b) two years from the date that Charlotte Fuel Facilities, LLC commences construction; and
 - Ground rent in the amount of \$234,289.60 annually with adjustments every five years.

Fiscal Note

Funding: Revenues will be deposited into the Aviation Operating Fund

17. Mecklenburg Soil and Water Conservation District Urban Cost Share Program

Action:

Adopt a resolution ratifying an Urban Cost Share Program agreement with the Mecklenburg Soil and Water Conservation District.

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Robert Zink, Storm Water Services

Explanation

- This agreement will allow Storm Water Services to provide funds to the Mecklenburg Soil and Water Conservation District (District) to support the Urban Cost Share Program.
- The Urban Cost Share Program provides up to 75 percent of project costs (up to \$7,500) per project to residents in Mecklenburg County to reduce runoff, reduce erosion, and address other non-point source pollution issues.
- The District and the city share the goal of educating residents about the storm drainage system, source pollution, and the effects of stream bank erosion to encourage residents to positively impact surface water quality in Mecklenburg County.
- This agreement provides up to \$62,000 in funding for fiscal year 2026.

Fiscal Note

Funding: Storm Water Services Operating Budget

Attachment(s)

Resolution

[Resolution - Urban Cost Share Program](#)

18. Nutrient Harvesting Fertilizer Sale

Action:

- A. Approve a contract with Ostara, Inc. for the sale of fertilizer from the Nutrient Harvesting Facility at the McAlpine Creek Water Resource Recovery Facility project for a term of three years, and**
- B. Authorize the City Manager to renew the contract for additional three-year terms and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Ron Hargrove, Charlotte Water
Thomas Powers, City Attorney's Office

Explanation

- The wastewater treatment process creates a by-product of water containing phosphorous. Specialized equipment is needed to purify the water and remove phosphorus and other impurities.
- Charlotte Water is building a Nutrient Harvesting facility at its McAlpine Creek Water Resource Recovery Facility that is capable of purifying the water and creating a marketable fertilizer from the wastewater by-product.
- Charlotte Water is licensing propriety Ostara technology and has purchased the Ostara equipment to produce the fertilizer. Ostara was selected by the Design-Build team because it was the only technology and equipment provider available at the time of the Request For Qualifications (RFQ) in 2021.
- Under this contract, Ostara will purchase the marketable fertilizer from Charlotte Water that was produced using Ostara's propriety equipment and technology.
- Annual revenues from the sale of the fertilizer are estimated to be \$500,000. Additionally, the production of fertilizer is estimated to save Charlotte Water \$2,000,000 annually in chemical expenses.
- This project also supports the city's Strategic Energy Action Plan by helping to create a circular economy and reduce waste.

Background

- On March 2, 2021, the city issued an RFQ; four responses were received. MEB General Contractors, Inc. was the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualifications of professional services in response to the RFQ requirements.
- On October 11, 2021, City Council approved a \$2 million contract with MEB General Contractors, Inc. for Design-Build design services for the Nutrient Harvesting facility.
- On April 28, 2025, City Council approved a \$30 million contract with MEB General Contractors, Inc. for Design-Build construction services for the Nutrient Harvesting facility.
- The project is anticipated to be complete by the third quarter of 2027.

Charlotte Business INclusion

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

Fiscal Note

Funding: Revenues will be deposited into the Charlotte Water Operating Fund

19. Symphony Park Infrastructure Reimbursement Agreement

Action:

- A. Authorize the City Manager to negotiate and execute an Infrastructure Reimbursement Agreement with South Park Community Partners (SPCP) for the design and construction of transportation and park improvements in an amount not to exceed \$8,000,000, and**
- B. Adopt a budget ordinance reappropriating \$770,229.08 from the Park South Drive Extension project to the Symphony Park Redevelopment project in the General Capital Projects Fund.**

Staff Resource(s):

Sha Rana, Economic Development

Todd DeLong, Economic Development

Explanation

- Symphony Park is approximately 7.5 acres located at the corner of Barclay Downs Drive and Carnegie Boulevard in Council District 6.
- The Park is owned by Simon Property Group and is required to be made available for public use as a park facility.
- The city partnered with the Urban Land Institute (ULI) in 2016 to facilitate a ULI Technical Assistance Panel (TAP), which recommended strategies to transform the area into a more walkable, multimodal, and mixed-use activity center.
 - The TAP emphasized the need for improved pedestrian connectivity, diversified land use, and the creation of public spaces.
- SouthPark was one of the six Comprehensive Neighborhood Improvement Program (CNIP) areas supported by bond funding in 2016 and 2018. More than \$7.2 million of funding will be contributed from the CNIP program, as well as \$770,229.08 from the 2016 Park South Drive Extension project in District 6, which was determined to not be viable.
- The SouthPark CNIP Playbook, finalized in 2018 after extensive community engagement, identified top projects to enhance connectivity, green spaces, and public amenities.
- The SouthPark Forward 2035 Vision Plan positions Symphony Park as a central element in transforming SouthPark into a more connected, vibrant, and community-focused district.
 - This plan envisions Symphony Park as SouthPark’s signature open space, reimagined to increase programming and connectivity to the greater community.
 - The transformation of Symphony Park is part of a broader vision aimed to create spaces that foster community gathering and drive economic growth.
- To support the transformation of Symphony Park, the city would partner with SouthPark Community Partners and Simon Properties to facilitate a \$21 million revitalization of the space.
 - The funding comprises up to \$8 million from the city, approximately \$8 million from Simon Property Group, and approximately \$5 million from a capital campaign led by SouthPark Community Partners.
- Under this agreement:
 - Simon Property Group will retain ownership and maintain permanent public access through the necessary easements and/or deed restrictions;
 - Simon Property Group will manage and lease anchor retail buildings;
 - SouthPark Community Partners will manage and lease micro-retail spaces focusing on small businesses and local entrepreneurs; and
 - SouthPark Community Partners will be responsible for the design, development, and construction of the micro retail space, park enhancements, the loop segment, and access improvements under a development agreement with the city.
 - Any cost overruns will be supported by SouthPark Community Partners or other private partners.
- SouthPark Community Partners and Simon Property Group will collaborate on design, project management, and construction to ensure economies of scale and design continuity across the park footprint.

- Construction is projected to begin late summer 2026 and last about nine to 12 months.
- The proposed public private partnership was introduced to the Jobs and Economic Development Committee on April 7, 2025, and later discussed during the City Council meeting that evening.
- The partnership was discussed in greater detail during the May 5, 2025, Jobs and Economic Development Committee, where the committee voted three (Graham, Mitchell, Molina) to one (Driggs) to recommend approval to City Council.

Charlotte Business INclusion

Prior to the City Manager executing the infrastructure reimbursement agreement, the CBI Office will negotiate a minimum 12.00% MBE and 10.00% WSBE contract goal on all work tied to this agreement.

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

Budget Ordinance

[Map - Symphony Park](#)

[Budget Ordinance - Symphony Park Infrastructure Reimbursement Agreement](#)

20. Water Sewer Refunding Revenue Bonds

Action:

- A. **Adopt a bond order and resolutions authorizing and approving refunding of 2015 Water and Sewer Revenue Bonds not to exceed \$210,000,000 and calling for execution and delivery of various documents necessary to complete the sale,**
- B. **Adopt a budget ordinance appropriating \$210,000,000 to the Charlotte Water Debt Service Fund, and**
- C. **Authorize City Officials to take necessary actions to complete the financing, including making the application to the Local Government Commission.**

Staff Resource(s):

Teresa Smith, Finance

Matt Hastedt, Finance

Angela Charles, Charlotte Water

Explanation

- In 2015, Water and Sewer revenue bonds were issued totaling \$459,585,000.
- This refunding will achieve economic savings resulting in a decrease in annual debt service expense for Charlotte Water.
- This action will:
 - Refund all callable outstanding maturities that would generate economic savings of the 2015 Water and Sewer Refunding Revenue Bonds not to exceed \$210 million;
 - Provide information required for Local Government Commission approval of the financing;
 - Permit the City Manager and the Authorized Officers named in the Resolution to take necessary actions to complete the financing and related documentation for the life of the debt; and
 - Appropriate the bond proceeds to the Water and Sewer Debt Service Fund.
- This action does not require any additional rate increases.

Fiscal Note

Funding: Charlotte Water Debt Service Fund

Attachment(s)

Bond Order

Resolutions

Budget Ordinance

[Bond Order - Water Sewer Refunding Revenue Bonds, Series 2025](#)

[Resolution - Water Sewer Refunding Revenue Bonds, Series 2025](#)

[Budget Ordinance - Water Sewer Refunding Revenue Bonds](#)

21. Draw Program for the Spectrum Arena Upgrades and Refunding of Outstanding Certificates of Participation

Action:

- A. Adopt resolutions authorizing and approving issuance of construction period financing for up to \$136,500,000, and refunding of outstanding arena certificates of participation, series 2023A up to \$130,000,000 and calling for the execution and delivery of various documents necessary to complete the financing, and**
- B. Adopt a budget ordinance appropriating \$130,000,000 to Tourism Debt Service Fund.**

Staff Resource(s):

Teresa Smith, Finance

Matthew Hastedt, Finance

Explanation

- On June 9, 2025, City Council held a public hearing for a draw program for up to \$136,500,000 for arena upgrades, and refunding of outstanding arena certificates of participation, series 2023A up to \$130,000,000.
- This action authorizes the city to enter a construction period financing in the form of draw program not to exceed \$136,500,000, allowing the city to reimburse expenses monthly during construction and elimination of interest expense on funds not yet expended on the projects.
- A drawdown construction period financing reduces interest cost and provides flexibility in the timing of the spending. It is a routine financing mechanism for capital projects financed with debt.
- This action also authorizes the city to convert the series 2023A certificates of participation from a variable interest rate to permanent fixed-rate financing.
- The approved projects being funded will assist with contractual obligations of the city to provide capital repairs and improvements, and finance other renovations and upgrades to meet the National Basketball Association requirements, to keep the arena competitive, to make it more environmentally friendly, and to help attract additional events.
- With the City Council approval, it is anticipated the North Carolina Local Government Commission will approve this action at its July 1, 2025, meeting.

Fiscal Note

Funding: Tourism Fund

Attachment(s)

Resolutions

Budget Ordinance

[Resolution - Draw Program for Spectrum Arena Upgrades](#)

[Resolution - COPs Refunding, Series 2023A](#)

[Budget Ordinance - BAN Refunding, Series 2023A](#)

22. Section 108 Loan Guarantee Application

Action:

- A. **Approve the City of Charlotte's application to the U.S. Department of Housing and Urban Development's Section 108 Loan Guarantee program, and**
- B. **Authorize the City Manager or his designee to execute all necessary documents required by the U.S. Department of Housing and Urban Development.**

Staff Resource(s):

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

Explanation

- The city is submitting 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, long-term, federally guaranteed funds to help fund CDBG-eligible projects by using a portion of their current and future CDBG allocations as guaranteed payment.
- 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 proposed application establishes the Charlotte Community Impact Investment Fund (Fund) to finance CDBG-eligible affordable housing initiatives and economic development projects.
 - Eligible projects include property acquisition, rehabilitation, infrastructure improvements, and innovative homeownership models. All projects must benefit low- and moderate- income (LMI) residents and meet all other CDBG requirements.
- The total Fund amount applied for is \$25,000,000. Funds will only be drawn down from HUD as they are awarded to project recipients.
- Funding will be made available to development partners through future Request for Proposals (RFP) and Request for Qualifications (RFQ) processes and will be provided to help finance approved projects in the form of loans (Loans).
 - Loans will be secured by collateral that exceeds the value of the loan, primarily in the form of real estate, limiting risk to the city if CDBG allocations are reduced in the future.
 - Staff will evaluate proposals and present funding recommendations to Council for review and approval.
- Repayment of Loans will be used to repay the City's Section 108 loan obligation.
- The Application will be submitted to HUD on or before June 30, 2025. Once the application is approved by HUD, staff anticipates the first applications within 12 months.

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.
- On April 14, 2025, City Council held a public hearing on the city's proposal to submit the Application. Notice of the hearing was published digitally with the Charlotte Observer and LaNoticia, and the draft Application was published on the city's website with paper copies available upon request in English and Spanish. No comments were received.
- The proposed Fund aligns with HUD's national objectives for expanding affordable housing and promoting job creation and retention and the city's Consolidated and Annual Action Plans for Housing and Community Development.
- The proposed Fund 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, and broader Council goals around affordability, mobility, and economic growth.

Attachment(s)

Section 108 Loan Guarantee Application

[Section 108 Loan Guarantee Application](#)

23. Housing and Community Development Fiscal Years 2026-2030 Consolidated Plan and Fiscal Year 2026 Annual Action Plan

Action:

Adopt the 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 was 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.
- Additionally, on April 14, 2025, City Council conducted a public hearing on the Plan.
- Notices about the public forums were published in the Charlotte Observer and La Noticia, 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 \$13,063,817:
 - Community Development Block Grant: \$5,741,754,
 - HOME Investment and Partnerships: \$2,976,749,
 - Emergency Solution Grants: \$487,113, and
 - Housing Opportunity for Persons with AIDS: \$3,858,201.
- Additionally, the Plan also includes the city's plan to submit a \$25,000,000 application for the Section 108 Loan Guarantee Program.

Next Steps

- The Plan will be submitted to HUD by its August 14, 2025 deadline.

Attachment(s)

Five-Year Consolidated Plan and Annual Action Plan Executive Summary

[2026-2030 Consolidated Plan FY2026 Annual Action Plan Executive Summary](#)

NOMINATIONS

24. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning April 29, 2025, and ending April 28, 2028.
 - Christopher Deberry declined the appointment.
- One appointment for a three-year term recommended by the Certified SBE-Hispanic Contractors Association beginning April 29, 2023, and ending April 28, 2026.
 - Domenico Santilli is ineligible for reappointment.
- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning April 29, 2025, and ending April 28, 2028.
 - Patrice Funderburg is eligible but not interested in reappointment.
- One appointment for a partial term recommended by the Latin American Chamber of Commerce beginning upon appointment and ending April 28, 2026.
 - Christian Gallardo did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Minority Contractors Association beginning upon appointment and ending April 28, 2026.
 - Melody Compton did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Native American Association beginning upon appointment and ending April 28, 2026.
 - Gregory Bryant did not meet attendance requirements.

Attachment(s)

Business Advisory Committee Applications

25. Nominations to the Charlotte International Cabinet

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Niketa Mittal has served two terms and is ineligible for reappointment.
- One appointment for an Airport Staff Member category representative for a partial term beginning upon appointment and ending June 30, 2027.
 - Brittney Portes has resigned.
- Two appointments for a three-year term recommended by the Charlotte Regional Business Alliance beginning July 1, 2025, and ending June 30, 2028.
 - Akofa Dossou is eligible but not interested in reappointment.
 - Hans Hilgenstock is eligible for reappointment.
- One appointment for a three-year term recommended by the Charlotte Regional Visitors Authority beginning July 1, 2025, and ending June 30, 2028.
 - Erin Rose has served two terms and is ineligible for reappointment.
- One appointment for an Education / Non-Profit category representative for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Maggie Commins is eligible for reappointment.

Attachment(s)

Charlotte International Cabinet Applications

26. Nominations to the Charlotte Mecklenburg Public Access Corporation

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Jamal Harvey has served two terms and is ineligible for reappointment.

Attachment(s)

Charlotte Mecklenburg Public Access Corporation Applications

27. Nominations to the Charlotte Regional Visitors Authority

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Larken Egleston is eligible for reappointment.
- One appointment for a General Travel category representative for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Clarke Allen has served two terms and is ineligible for reappointment.

Attachment(s)

Charlotte Regional Visitors Authority Applications

28. Nominations to the Community Relations Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2025, and a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Chris McFarland declined the appointment.
- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Charlene Henderson is eligible for reappointment.

Attachment(s)

Community Relations Committee Applications

29. Nominations to the Historic District Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Resident Owner of Hermitage Court for a three-year term beginning July 1, 2024, and ending June 30, 2027.
 - James Jordan has resigned.
- One appointment for a Resident Owner of Plaza-Midwood for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Chris Barth has served two terms and is ineligible for reappointment.
- One appointment for a Resident Owner of Wesley Heights for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Kim Parati has served two terms and is ineligible for reappointment.

Attachment(s)

Historic District Commission Applications

30. Nominations to the Mint Museum Board of Trustees

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Roxanne Trenkelbach has served two terms and is ineligible for reappointment.

Attachment(s)

Mint Museum Board of Trustees Applications

31. Nominations to the Passenger Vehicle for Hire Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Company Operating Certificate Licensee category representative for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Alvin Stennett has served two terms and is ineligible for reappointment.
- One appointment for a Hospitality / Tourism Industry category representative for a three-year term beginning July 1, 2024, and ending June 30, 2027.
 - Sheila Etheridge-Boddie has served two terms and is ineligible for reappointment.

Attachment(s)

Passenger Vehicle for Hire Board Applications

32. Nominations to the Planning Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Two appointments for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Clayton Sealey is eligible for reappointment.
 - Erin Shaw is eligible for reappointment.
- One appointment for a three-year term Recommended by the School Board beginning July 1, 2025, and ending June 30, 2028.
 - Rebekah Whilden is eligible for reappointment.

Attachment(s)

Planning Commission Applications

33. Nominations to the Public Art Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - David Gall is eligible for reappointment.

Attachment(s)

Public Art Commission Applications

34. Nominations to the Storm Water Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Residential Neighborhood Representative for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Britt Setzer has served two terms and is ineligible for reappointment.

Attachment(s)

Storm Water Advisory Committee Applications

CONSENT

35. Security Equipment and Maintenance Services

Action:

- A. Approve a contract with Adm Security Systems, Inc. (SBE) to provide security equipment, maintenance, and support services for a term of four years, and**
- B. Authorize the City Manager to renew the contract for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Johnny Jennings, Police
Reginald Johnson, Fire
Jerry Winkles, Fire
Phil Reiger, General Services

Explanation

- Security systems are critical for protecting personnel and equipment at Charlotte-Mecklenburg Police Department and Charlotte Fire Department facilities.
- This contract will include 24-hour support services and allow the city to purchase card readers, security cameras, and other equipment when repairs are not possible.
- On March 21, 2025, the city issued a Request for Proposals (RFP); four responses were received.
- Adm Security Systems, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$600,000.

Charlotte Business INclusion

Adm Security Systems, Inc. is a city certified SBE and will self-count its participation of 100% of the total contract amount toward the contract participation.

Fiscal Note

Funding: Police and Fire Operating Budgets

36. Traffic Control Devices

Action:

- A. Approve a unit price contract with Econolite Control Products, Inc. for the purchase of traffic control devices for a term of one year, and**
- B. Authorize the City Manager to renew the contract for up to four, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Debbie Smith, Transportation

Bryan Tarlton, Transportation

Explanation

- The Charlotte Department of Transportation maintains a modern traffic signal system which requires standardized materials and equipment.
- The traffic signal system requires dedicated maintenance and oversight management to ensure that it functions as necessary. All materials and equipment used to maintain this system are required to be interchangeable and function with the existing infrastructure.
- On March 21, 2025, the city issued an Invitation to Bid; two bids were received.
- Econolite Control Products, Inc. was selected as the lowest responsive, responsible bidder.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$436,000.

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: Transportation Operating Budget

37. Trip Hazard Removal Services

Action:

- A. Approve a contract with Precision Safe Sidewalks, LLC for trip hazard removal services for a term of three years, and**

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

Staff Resource(s):

Debbie Smith, Transportation

Stephen Bolt, Transportation

Explanation

- The Charlotte Department of Transportation is responsible for the maintenance of approximately 2,600 miles of sidewalk and over 32,000 curb ramps within the City of Charlotte.
- This contract will provide services to remove trip hazards on city-maintained pedestrian infrastructure, including removal of concrete tripping hazards from sidewalks, curb ramps, and concrete curbing.
- This work supports the Strategic Mobility Plan, adopted by Council in 2022, by advancing Charlotte's safe, connected, equitable, sustainable, prosperous, and innovative transportation network.
- On March 27, 2025, the city issued a Request for Proposals (RFP); four responses were received.
- The company selected best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$1,400,000.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. Precision Safe Sidewalks, LLC has identified the following certified firm(s) for participation as project scopes are defined:

- 24K Hauling Inc. (SBE) (hauling, recycling)

Fiscal Note

Funding: Transportation Operating Budget

38. Utility Locating Services

Action:

- A. Authorize the City Manager to negotiate and execute a contract with Surveying and Mapping, LLC for utility locating services for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Debbie Smith, Transportation
David Smith, Transportation
Ashley Boenisch, Transportation

Explanation

- To prevent property damage and human injury, the Underground Utility Safety and Damage Prevention Act requires Charlotte Department of Transportation (CDOT) to locate its underground infrastructure prior to excavation activities commencing.
- CDOT responds to approximately 45,000 locate service requests annually. Approximately 11,200 of those requests require on-site locate services. As construction and telecommunication needs increase and infrastructure upgrades continue, these requests are anticipated to increase.
- CDOT underground infrastructure includes approximately 300 miles of underground fiber optic cables and copper communication lines in conduit. These communication lines support traffic signal operations to improve traffic flow and the ability to provide emergency vehicle preemption.
- This contract will provide additional resources that will supplement CDOT staff with performing underground locating service requests.
- The contractor will be responsible for an estimated 10,500 locating requests outside of the Uptown area.
- On January 3, 2025, the city issued a Request for Proposals (RFP); six responses were received.
- Surveying and Mapping, LLC best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Annual expenditures are estimated to be \$450,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: General Capital Investment Plan

39. Animal Care and Control Adoption Facility Progressive Design-Build Project

Action:

Approve a contract in the amount of \$1,529,572 with Albion General Contractors, Inc. for design services for the Animal Care and Control Adoption Facility Progressive Design-Build project.

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Mary Herington, General Services

Explanation

- The Animal Care and Control Adoption Center was identified as a need for the program and approved in the Fiscal Year 2026 Adopted Budget.
- The Adoption Facility will be located at 5400 South Tryon Street in Council District 3.
- On January 17, 2025, the city issued a Request for Qualifications (RFQ); nine responses were received.
- Albion General Contractors, Inc. is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Progressive Design-Build projects consist of two phases; the design phase delivers the project design, and construction phase will provide a guaranteed maximum price to construct the project.
- This contract is for the design phase of the Progressive Design-Build. A future amendment will be requested for the construction phase.
- The city's design-build delivery method is in conformance with NC General Statute 143-128.1(a) and consistent with the Design-Build Institute of America best practices for progressive design-build.

Charlotte Business INCLUSION

The city negotiates contract participation for Design-Build contracts after scopes of work are defined for design services. Albion General Contractors, Inc. has committed 10.11% of the total contract for design services to the following certified firm(s):

- Integra Design Group US, LLC (MBE) (\$97,970) (electrical engineering)
- Lynch Mykins Structural Engineers PC LLC (WBE) (\$56,710) (structural engineering)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - ACC Adoption Facility Project](#)

40. Arborist Services for Street Tree Inventories

Action:

- A. Approve unit price contracts for arborist services for street tree inventories for a term of three years to the following:**
- Arborpro, Inc.
 - PlanIT Geo, Inc., and
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Erin Oliverio, General Services

Explanation

- These contracts are needed to update the city's street tree inventory and support data-driven urban forest management. A current inventory helps quantify the value of ecosystem services trees provide and informs long-term planning, maintenance, and investment decisions.
- The project includes inventorying approximately 100,000 trees located in the public rights-of-way across the city's corporate limits. Data collected will include species, location, condition, and required maintenance.
- Information collected will be made publicly available through the city's Tree by Tree inventory platform.
- On March 14, 2025, the city issued a Request for Proposals (RFP); seven responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- 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 \$400,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: General Services Operating Budget

41. Innovation Barn Roof Replacement

Action:

Approve a contract in the amount of \$684,559 to the lowest responsive bidder Rike Roofing Services (WBE) for the Innovation Barn Roof Replacement project.

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
John Mrzygod, General Services

Explanation

- The existing roof of the Innovation Barn, located at 932 Seigle Avenue in Council District 1, is more than 21 years old and in need of replacement.
- The project will include replacing the entire roof of the building, covering about 37,000 square feet in total. Two sections will get new metal roofs, while the other four sections will receive a durable, weather-resistant roofing material.
- On March 13, 2025, the city issued an Invitation to Bid; seven bids were received.
- Rike Roofing Services was selected as the lowest responsive, responsible bidder.
- This project is expected to be complete in the first quarter of 2026.

Charlotte Business INclusion

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

Attachment(s)

Map

[Map - Innovation Barn Roof Replacement](#)

42. Law Enforcement Center 911 Expansion

Action:

Approve a contract in the amount of \$1,997,003 to the lowest responsive bidder Batson-Cook Company for the Law Enforcement Center 911 Expansion project.

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Mary Herington, General Services

Explanation

- This project will renovate and expand the current 911 Call Center in the Charlotte-Mecklenburg Police Department Headquarters located at 601 East Trade Street in Council District 1.
- Upgrades will include new interior finishes, operator consoles, and improvements to critical systems such as HVAC, electrical, and uninterruptible power supply.
- The renovation will increase 911 telecommunicator capacity to meet increasing call volumes.
- On April 7, 2025, the city issued an Invitation to Bid; three bids were received.
- Batson-Cook Company was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2027.

Charlotte Business INclusion

Established MWSBE Goal: 12.00%

Committed MWSBE Goal: 36.08%

Batson-Cook Company exceeded the established contract goal and has committed 36.08% (\$720,575) of the total contract amount to the following certified firm(s):

- TEC Electrical LLC (MBE, SBE) (\$720,575) (electrical, fire alarm)

Fiscal Note

Funding: General Capital Investment Plan

43. City Vehicles and Equipment

Action:

- A. Approve the purchase of vehicles and equipment from cooperative contracts,
- B. Approve unit price contracts with the following vendors for the purchase of vehicles and equipment for a term of one year under the North Carolina Sheriff's Association:
- Amick Equipment Co., Inc. (#26-10-0422),
 - Aquip, LLC (#26-10-0422),
 - Capital Chevrolet Inc (#25-11-0912),
 - Capital Ford Inc. (#25-11-0912),
 - Charlotte Truck Center dba Excel Truck Group - Charlotte (#26-10-0422),
 - Deacon Jones Ford of Clinton (#25-11-0912),
 - Equipment Specialists (#26-10-0422),
 - Godwin Manufacturing Co., Inc. (#26-10-0422),
 - Joe Johnson Equipment dba Public Works Equipment (#26-10-0422),
 - Parks Chevrolet (#25-11-0912),
 - Quality Truck Bodies & Repair Inc. (#26-10-0422),
 - Tesla, Inc. (#25-11-0912),
 - Vanguard Truck Centers (#26-10-0422),
- C. Approve unit price contracts with the following vendors for the purchase of vehicles and equipment for a term of one year under Sourcewell:
- 72 Hour LLC, dba National Auto Fleet Group (#032824-NAF and #091521-NAF),
 - Alamo Group (USA) Inc. (#062222-AGI-4),
 - Altec Industries, Inc. (#110421-ALT),
 - Autocar Truck, LLC/Autocar Industries LLC (#032824-ATC),
 - Battle Motors, Inc. (#032824-CRN),
 - Deere & Company (#082923-DAC),
 - HD Hyundai Construction Equipment North America, Inc. (#053024-HCE),
 - Kubota Tractor Corporation (#082923-KBA and #112624-KBA),
 - Steril-Koni USA, Inc. (#121223-SKI),
 - Vermeer Manufacturing Company dba Vermeer Corporation (#010925-VRM), and
- D. 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 contacts.

Staff Resource(s):

Phil Reiger, General Services
Ashleigh Price, General Services
Chris Trull, General Services
Haley Gentry, Aviation

Explanation

- City vehicles and equipment are assessed on an annual basis to determine replacement needs based on a rating of vehicle usage, age, maintenance costs, and condition.
- Purchased vehicles and equipment include electric vehicles, heavy trucks, light duty vehicles and pickup trucks, medium duty trucks, refuse trucks, runway maintenance trucks, vans, and utility vehicles.
- 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 \$42,346,000.

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

44. General Contractor Services

Action:

- A. Approve contracts for general contractor services for a term of three years with the following:**
- **Batson-Cook Company,**
 - **BW Services Solutions LLC (SBE),**
 - **Nance Construction LLC (WBE, SBE), and**
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
 Ron Hargrove, Charlotte Water
 Travis Hunnicutt, Charlotte Water

Explanation

- These contracts will provide as-needed general contractor services for Charlotte Water facilities, structures, and other assets.
- On April 9, 2025, the city issued a Request for Proposals (RFP); five 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 \$600,000.

Charlotte Business INclusion

BW Services Solutions, LLC is a city certified SBE, and Nance Construction LLC is a city certified WBE, SBE.

Batson-Cook Company and Nance Construction, LLC have identified subcontracting opportunities and have identified the following certified firm(s) to be utilized:

Batson-Cook Company

- International Drywall, Inc. (MBE) (drywall, framing, demolition)

Nance Construction, LLC (WBE, SBE)

- Ascendance Electric, Inc. (MBE) (electrical)
- NC Interiors Contracting, LLC (MBE) (metal, drywall)
- Superior Mechanical Systems Inc. (MBE) (HVAC)

Fiscal Note

Funding: Charlotte Water Operating Budget and Charlotte Water Capital Investment Plan

45. Laboratory Equipment and Supplies for Organics

Action:

- A. **Approve the purchase of laboratory equipment and supplies by the sole source exemption,**
- B. **Approve a contract with Biotage, LLC, for the purchase of laboratory equipment and supplies for a term of five years, and**
- C. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water
Gina Kimble, Charlotte Water

Sole Source Exemption

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

Explanation

- Charlotte Water Laboratory Services' regulatory certifications require staff to use a specific set of proprietary testing supplies from Biotage, LLC to fulfill some of the analytical responsibilities.
- The equipment and supplies obtained under this contract will be used in the monitoring of oil and grease, polychlorinated biphenyls, and pesticides to protect the city's sanitary sewer system and the environment.
- Annual expenditures are estimated to be \$90,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: Charlotte Water Operating Budget and Capital Investment Plan

46. Stowe Regional Water Resource Recovery Facility Construction

Action:

Approve a guaranteed maximum price of \$16,295,749.64 to Crowder/Garney JV for Design-Build construction services for the Stowe Regional Water Resource Recovery Facility project.

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Ron Hargrove, Charlotte Water

Explanation

- Crowder/Garney JV has been constructing the Stowe Regional Water Resource Recovery Facility (SRWRRF) project (adjacent to Council Districts 2 and 3) and the project is approximately 60 percent complete.
- The SRWRRF will treat wastewater flows from the existing Long Creek basin and flows from the cities of Mount Holly and Belmont.
- Crowder/Garney JV has developed a guaranteed maximum price (GMP) to address city directed upgrades which provide additional features for more effective operations and maintenance of facility, and to support schedule changes to better manage cash flow in fiscal year 2025.
- There have also been other improvements which will utilize existing project allowances including temporary gravel access roads for fire protection and price escalations due to market volatility.
- To help offset the cost, the city will use project savings from other Stowe-related construction contracts and existing project allowances.
- On April 27, 2020, and January 25, 2021, City Council approved contracts totaling \$31,416,107 with Crowder/Garney JV for design services for the SRWRRF project.
- On February 14, 2022, May 31, 2022, September 12, 2022, December 12, 2022, April 10, 2023, and July 10, 2023, City Council approved GMPs totaling \$269,787,355 with Crowder/Garney JV for the procurement of equipment, construction infrastructure, and associated site work for the SRWRRF project.
- The SRWRRF is estimated to be in operation by the fourth quarter of 2026.

Charlotte Business INClusion

The city negotiates contract participation for Design-Build contracts after scopes of work are defined for construction services. Crowder/Garney JV has committed \$1,712,648 or 10.51% of the total contract for design and construction services to the following certified firm(s):

- McFarland Construction (MBE) (\$711,689) (administration and maintenance building)
- Redstone Materials (MBE, SBE) (\$1,000,959) (aggregate hauling and trucking)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

47. Wastewater Treatment Chemicals

Action:

- A. Approve a unit price contract with the lowest responsive bidder Premier Magnesia, LLC for the purchase of magnesium hydroxide for a term of one year, and**

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

Staff Resource(s):

Angela Charles, Charlotte Water

Ron Hargrove, Charlotte Water

Joseph Lockler, Charlotte Water

Explanation

- Charlotte Water uses magnesium hydroxide in the wastewater treatment process to remove impurities and control wastewater acidity.
- On September 27, 2024, the city issued an Invitation to Bid; one bid was received.
- Premier Magnesia was selected as the lowest responsive, responsible bidder.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$3,900,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: Charlotte Water Operating Budget

48. Water and Sanitary Sewer Infrastructure Repair

Action:

- A. **Approve a unit price contract with the lowest responsive bidder Fuller & Co. Construction, LLC for water and sanitary sewer infrastructure repair for a term of one year, and**

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

Staff Resource(s):

Angela Charles, Charlotte Water

Carl Wilson, Charlotte Water

William Lee, Charlotte Water

Explanation

- This contract will be used for repair services for water and sanitary sewer pipes and to supplement Charlotte Water crews in performing routine repairs.
- On April 14, 2025, the city issued an Invitation to Bid (ITB); one bid was received.
 - G.S. 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if re-advertisements result in fewer than three competitive bids.
- On May 8, 2025, the city reissued the ITB; two bids were received.
- Fuller & Co. Construction, LLC was selected as the lowest responsive responsible bidder.
- At renewal, potential price adjustments will be based on the Engineering News and Record Construction Cost Index.
- Annual expenditures are estimated to be \$6,844,132.

Charlotte Business INclusion

Fuller & Co. Construction, LLC has identified subcontracting opportunities and has committed 5.03% (\$344,120) of the total contract amount to the following certified firm(s):

- JT Wilson Hardscapes & Concrete Finishing (SBE) (\$180,000) (concrete)
- Key's Trucking, LLC (WBE, SBE) (\$2,120) (hauling)
- Martin Landscaping Co., Inc. (MBE, SBE) (\$4,000) (seeding)
- Mohawk Traffic Services, LLC (SBE) (\$65,000) (traffic control)
- Ram Pavement Services, Inc. (SBE) (\$93,000) (asphalt, pavement marking)

Fiscal Note

Funding: Charlotte Water Operating Budget

49. Beckwith-Meadow Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$13,107,600 to the lowest responsive bidder Zoladz Construction Co., Inc. for the Beckwith-Meadow Storm Drainage Improvement Project, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

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

Explanation

- This project will reduce flooding and replace aging drainage infrastructure between The Plaza to the north and west, Shamrock Drive to the south, and Eastway Drive to the east in Council District 1.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, driveways, and asphalt paving.
- On April 21, 2025, the city issued an Invitation to Bid; three bids were received.
- Zoladz Construction Co., Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the third quarter of 2028.

Charlotte Business INclusion

Established MBE Goal: 6.00%

Committed MBE Goal: 6.00%

Zoladz Construction Co., Inc. met the established subcontracting goal and has committed 6.00% (\$787,000) of the total contract amount to the following certified firm(s):

- Diamond Trucking of NC, Inc. (MBE, SBE) (\$500,000) (hauling)
- RRC Concrete, Inc. (MBE) (\$287,000) (concrete)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.00%

Zoladz Construction Co., Inc. met the established subcontracting goal and has committed 5.00% (\$655,000) of the total contract amount to the following certified firm(s):

- On Time Construction, Inc. (WBE, SBE) (\$232,000) (brick, concrete)
- Pentacle, Inc. (WBE) (\$73,000) (fencing)
- Trull Contracting, LLC (WBE) (\$350,000) (asphalt)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Beckwith-Meadow SDIP](#)

50. Storm Water Repair and Improvement Projects

Action:

- A. **Approve a contract in the amount of \$4,540,405 to the lowest responsive bidder GreenWater Development, Inc. (SBE) for the Storm Water Repair and Improvement FY2026 -A projects, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

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

Explanation

- This contract is part of an ongoing program to provide repairs and improvements to storm drainage infrastructure across the city.
- Approximately 25 projects may be constructed from this contract within a contract term not to exceed 24 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On April 30, 2025, the city issued an Invitation to Bid; three bids were received.
- GreenWater Development, Inc. was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INclusion

GreenWater Development, Inc. is a city certified SBE.

Established MBE Goal: 7.00%

Committed MBE Goal: 7.04%

GreenWater Development, Inc. exceeded the established contract goal and has committed 7.04% (\$319,550) of the total contract amount to the following certified firm(s):

- Redstone Materials, Inc. (MBE, SBE) (\$136,200) (hauling)
- RRC Concrete, Inc. (MBE) (\$183,350) (concrete)

Established WBE Goal: 5.00%

Committed WBE Goal: 10.76%

GreenWater Development, Inc. exceeded the established contract goal and has committed 10.76% (\$488,500) of the total contract amount to the following certified firm(s):

- On Time Construction, Inc. (WBE, SBE) (\$488,500) (masonry)

Fiscal Note

Funding: Stormwater Capital Investment Plan

51. Lease of City-Owned Property at University City Boulevard Parking Deck

Action:

- A. Adopt a resolution to approve a lease agreement with Classy Scoops Ice Cream Lounge LLC dba Classy Scoops Ice Cream Lounge for a term of 63 months for retail space in the University City Boulevard Parking Deck,**
- B. Authorize the City Manager to renew the lease for up to one, 60-month term, and**
- C. Authorize the City Manager to negotiate and execute all documents necessary to complete the transaction.**

Staff Resource(s):

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

Explanation

- The University City Boulevard (UCB) Parking Deck on the LYNX Blue Line Extension (BLE) in Council District 4 incorporates approximately 11,495 square feet of leasable space for office and retail, per the Transit Oriented Development ordinance.
- The leasable spaces provide opportunities for retail and business firms to offer goods and services to customers using the BLE, along with walk-up customers from surrounding areas.
- Classy Scoops Ice Cream Lounge LLC will use the space to operate an ice cream shop and related services and products.
- The lease terms are:
 - Approximately 1,696 square feet of retail space in the UCB Parking Deck (Suite 214);
 - A 63-month term, with one option to extend the lease term for an additional 60 months;
 - Lease amount of \$3,038.67 per month (\$36,464.04 annually) for year one, escalating at a rate of three percent annually for each year thereafter, which is consistent with market rates; and
 - The tenant pays a share of common area maintenance costs.
- Tenants are responsible for improvement costs related to up-fit of the parking deck office and retail space.
- The city agrees to reimburse tenant for tenant improvement costs only if CATS terminates the lease during the initial term for transit related activity. The total amount of reimbursable expenses shall not exceed \$40 per square foot or \$67,840.

Fiscal Note

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

Attachment(s)

Resolution

[Resolution - Lease of City-Owned Property at UCB Parking Deck](#)

52. Airport Air Handling Unit Replacement

Action:

Approve a contract in the amount of \$4,733,202 to the lowest responsive bidder Edison Foard, LLC for the Air Handling Units 6 and 49 Replacement project.

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- The Airport's main terminal houses 133 Air Handling Units (AHUs), which circulate and regulate air temperature and humidity throughout the building. This contract will provide for the replacement of AHUs 6 and 49, which have reached the end of their useful life.
- These critical AHUs provide cooling for the main atrium, food court, offices, chapel, and USO lounge.
- Specific work includes installing new air handling units, ductwork, and associated controls to ensure energy efficiency and system optimization.
- On March 20, 2025, the city issued an Invitation to Bid (ITB); two bids were received.
 - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On April 30, 2025, the city reissued the ITB; two bids were received.
- Edison Foard, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of fiscal year 2027.

Charlotte Business INclusion

Established MBE Goal: 5.00%

Committed MBE Goal: 68.53%

Edison Foard, LLC exceeded the established contract goal and has committed 68.53% (\$3,243,708) of the total contract amount to the following certified firm(s):

- Besco Electrical Corporation (MBE) (\$96,608) (electrical)
- Superior Mechanical Systems, Inc. (MBE) (\$3,147,100) (HVAC)

Fiscal Note

Funding: Aviation Capital Investment Plan

53. Airport Coffey Creek Environmental Mitigation

Action:

Approve a contract in the amount of \$746,430 to the lowest responsive bidder First Cut-SAEDACCO, A Joint Venture for the Coffey Creek Environmental Mitigation project.

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- In 1995, there was a leak detected in the aircraft defueling system at the existing American Airlines Maintenance Hangar site.
- Recovery activities occurred between 1995 and 2005 to remove the fuel from the soil under the hangar and ramp. However, in 2018, evidence of fuel was detected in the vicinity of Coffey Creek and a corrective action plan was submitted to and approved by the North Carolina Department of Environmental Quality to remediate the site.
- This project will install a barrier consisting of impermeable materials to limit the migration and recovery wells along Coffey Creek for removal of accumulated fuel.
- On September 3, 2024, the city issued an Invitation to Bid (ITB); no bids were received.
 - NC General Statute Section 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On October 1, 2024, the city reissued the ITB; one bid was received. The bidder failed to earn the required minimum Good Faith Effort points for the Charlotte Business INCLUSION goals on the contract.
- On October 28, 2024, the city reissued the ITB; no bids were received.
- On January 13, 2025, the city reissued the ITB; one bid was received. The bid was rejected due to being over budget.
- On February 20, 2025, the city reissued the ITB; one bid was received.
- First Cut-SAEDACCO, A Joint Venture was selected as the lowest responsive, responsible bidder.
- The project installation is anticipated to be complete by the second quarter of fiscal year 2026. Monitoring and recovery efforts will be ongoing.

Charlotte Business INCLUSION

This contract is eligible for reimbursement under a State Grant and is exempt from the CBI Program. However, First Cut-SAEDACCO, A Joint Venture has committed 20.86% (\$155,700) to the following certified firm(s):

- Carolina Environmental Response Team, Inc. (WBE) (\$111,500) (remediation)
- Martin Landscaping Co Inc. (MBE) (\$44,200) (silt fence)

Fiscal Note

Funding: Aviation Capital Investment Plan

54. Airport Pre-Conditioned Air Unit Parts

Action:

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

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Sole Source Exemption

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

Explanation

- Aviation owns and maintains 124 passenger loading bridges, of which 40 have pre-conditioned air units (PCAUs) made by this manufacturer. The PCAUs are essential components of the loading bridges as they provide regulated air conditioning to the aircraft.
- Dabico Airport Solutions, Inc. is the manufacturer of this specialized airport equipment, and the original equipment manufacturer parts are required to maintain performance standards, standardization, and compatibility with existing equipment.
- Annual expenditures are estimated to be \$100,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: Aviation Operating Budget

55. Airport Terminal Lobby Expansion Construction Change Order

Action:

Approve change order #2 for \$6,376,333 to the contract with Holder Edison Foard Leeper, A Joint Venture, for the Terminal Lobby Expansion project.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- The Terminal Lobby Expansion (TLE) project is currently underway to expand the terminal lobby by 175,000 square feet and renovate another 191,000 square feet.
- On October 28, 2019, City Council approved a contract in the amount of \$500,277,842.21 with Holder Edison Foard Leeper, A Joint Venture, for construction manager at risk services for the TLE project.
- On January 23, 2023, City Council approved change order #1 in the amount of \$1,381,211 to Holder Edison Foard Leeper, A Joint Venture, to provide for space reallocations on the basement, baggage, and ticketing levels to meet the needs of the Airport's Business and Innovation Division, Airport operations, and airline operations.
- The project is being performed in six phases in order to minimize disruption to the terminal passenger drop off, ticketing, and checkpoint processes. Phase five, which was set to begin during the 2023 holiday season and involved replacing airline ticket counters, was delayed so as not to interrupt terminal operations and impact holiday travel. Additional delays occurred due to modifications to existing roof drain piping required for code compliance.
- This change order will provide for the actual cost of the delay for the start of Phase five and the roof drainage modifications, as well as extending the contract by 85 days as a result of the changes.
- The new total value of the contract including change order #2 is \$508,035,386.21.

Charlotte Business INCLUSION

All additional work involved in this Change Order will be performed by Holder Edison Foard Leeper, A Joint Venture, and their existing subcontractors. The city has established an overall project goal of 10% MBE and 12% WSBE. Because this is a Construction Manager at Risk project, the Construction Manager has the opportunity to add Minority, Women, and Small Business Enterprise firms throughout the life of the project.

Fiscal Note

Funding: Aviation Capital Investment Plan

56. Refund of Property Taxes

Action:

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$27,156.14.

Staff Resource(s):

Teresa Smith, Finance

Explanation

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

Attachment(s)

Taxpayers and Refunds Requested
Resolution Property Tax Refunds

[List of Taxpayers 06.23.25](#)

[Resolution - Refund of Property Taxes 06.23.25](#)

57. Meeting Minutes

Action:

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

- **May 5, 2025, FY 2026 Proposed Budget Presentation,**
- **May 12, 2025, Business Meeting, and**
- **May 15, 2025, Special 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>

58. Set a Public Hearing on QTR Phase One Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for August 11, 2025, for the QTR Phase One 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.
- This 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 11.73-acre "QTR Phase One" site is in northern Mecklenburg County along the south side of Sunset Road and east of Oakdale Road.
 - The petitioner is QTR Development Partners.
 - The site is currently developed with single-family dwellings and associated accessory buildings that will be removed prior to any redevelopment.
 - The petitioner has plans to redevelop the site with 118 multi-family attached dwelling units.
 - The property is zoned N2-A(CD) (Neighborhood 2 - A Conditional) which allows for multi-family attached uses.
 - Rezoning Petition 2024-022 rezoned the site in August of 2024 from N1-A to N2 -A(CD). The site's entitlements under the approved conditional plan allow for the development of up to up to 110 multi-family attached residential units and up to 4 duplex structures as permitted in the N2-A (Neighborhood 2 - A) zoning district.
 - The property is located immediately adjacent to City Council District 2.
 - The petitioned area consists of two parcels: parcel identification numbers 037-031-02 and 037-031-13.

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 2024-022 Approved Site Plan

[Map - QTR Phase One Voluntary Annexation](#)

[Resolution - QTR Phase One Voluntary Annexation](#)

[Rezoning Petition 2024-022 Approved Site Plan](#)

59. Set a Public Hearing on Sunset Meadows Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for August 11, 2025, for the Sunset Meadows 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.
- This 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 24.46-acre "Sunset Meadows" site is in northern Mecklenburg County along the east side of Beatties Ford Road and south of McClure Road.
 - The petitioner is KLH Property Management, LLC.
 - The site is currently vacant.
 - The petitioner has plans to redevelop the site with 63 single-family detached dwelling units.
 - The property is zoned N1-A (Neighborhood 1 - A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
 - The property is located immediately adjacent to Council District 4.
 - The petitioned area consists of five parcels: parcel identification numbers 025-181-12, 025-181-13, 025-351-19, 025-351-20, and 025-351-21.

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 - Sunset Meadows Annexation](#)

[Resolution - Sunset Meadows Annexation](#)

60. Set a Public Hearing on the Retreat at Tilley Manor Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for August 11, 2025, for the Retreat at Tilley Manor 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.
- This 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 9.933 acre "The Retreat at Tilley Manor" site is in southern Mecklenburg County just north of Tilley Manor Drive and south of Interstate-485.
 - The petitioner is JBH Development LLC.
 - The site is currently vacant.
 - The petitioner has plans to redevelop the site with 31 single-family detached dwelling units.
 - The property is zoned N1-A (Neighborhood 1 - A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
 - The property is located immediately adjacent to Council District 7.
 - The petitioned area consists of one parcel: parcel identification number 231-121-18.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

[Map - Retreat at Tilley Manor Annexation](#)

[Resolution - Retreat at Tilley Manor Annexation](#)

CONSENT - PROPERTY TRANSACTIONS

61. Aviation Property Transactions - 7839 Douglas Drive

Action: Approve the following Acquisition: 7839 Douglas Drive

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration Reimbursement.

Project: Aviation Master Plan

Owner(s): Jeffrey Michael Konko and Amanda Smith Konko

Property Address: 7839 Douglas Drive

Total Parcel Area: 34,368.84 sq. ft. (0.789 ac.)

Property to be acquired by Easements: None

Structures/Improvements to be impacted: Single-family home

Landscaping to be impacted: Trees and minimal shrubbery

Zoned: N1/A (ANDO)

Use: Single-family Residential

Parcel Identification Number(s): 141-091-04

<https://polaris3g.mecklenburgcountync.gov/pid/14109104>

Purchase Price: \$336,000

Council District: 3

62. Property Transactions - Flintridge Drive, Parcel # 2

Action: Approve the following Condemnation: Flintridge Drive, Parcel # 2

Project: Flintridge Drive, Parcel # 2

Program: Flintridge Drive

Owner(s): A L Cedeno Properties and Development, LLC

Property Address: 2816 Flintridge Drive

Total Parcel Area: 11,591 sq. ft. (0.266 ac.)

Property to be acquired by Easements: 3,523 sq. ft. (0.081 ac.) Storm Drainage Easement and 1,343 sq. ft. (0.031 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and shrubs

Zoned: N1-B

Use: Neighborhood 1-B

Parcel Identification Number(s): 165-023-39

<https://polaris3g.mecklenburgcountync.gov/pid/16502339>

Appraised Value: \$41,000

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

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

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

Council District: 5

Attachment(s): Map

[Map - Flintridge Drive, Parcel # 2](#)

63. Property Transactions - Flintridge Drive, Parcel # 5

Action: Approve the following Condemnation: Flintridge Drive, Parcel # 5

Project: Flintridge Drive, Parcel # 5

Program: Flintridge Drive

Owner(s): Dai C. Cheng and Ruiying L. Cheng

Property Address: 2831 Flintridge Drive

Total Parcel Area: 10,500 sq. ft. (0.241 ac.)

Property to be acquired by Easements: 3,618 sq. ft. (0.083 ac.) Storm Drainage Easement and 755 sq. ft. (0.017 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: N1-B

Use: Neighborhood 1-B

Parcel Identification Number(s): 165-022-08

<https://polaris3g.mecklenburgcountync.gov/pid/16502208>

Appraised Value: \$36,050

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

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

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

Council District: 5

Attachment(s): Map

[Map - Flintridge Drive, Parcel # 5](#)

64. Property Transactions - W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 3

Action: Approve the following Condemnation: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 3

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 3

Program: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street)

Owner(s): East and West of South, LLC

Property Address: 8606 J M Keynes Drive

Total Parcel Area: 15,907 sq. ft. (0.365 ac.)

Property to be acquired by Easements: 831 sq. ft. (0.020 ac.) Temporary Construction Easement and 157 sq. ft. (0.004 ac.) Sidewalk Utility Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-1SCD

Use: Shopping Center District

Parcel Identification Number(s): 047-271-01
<https://polaris3g.mecklenburgcountync.gov/pid/04727101>

Appraised Value: \$4,125

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

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

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

Council District: 4

Attachment(s): Map

[Map - W. T. Harris Sidewalk, Parcel # 3](#)

65. Property Transactions - W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcels # 4 & 5

Action: Approve the following Condemnation: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcels # 4 & 5

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcels # 4 & 5

Program: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street)

Owner(s): Wells Fargo Bank, NA

Property Address: 8700 J. M. Keynes Drive

Total Parcel Area: 77,410 sq. ft. (1.777 ac.)

Property to be acquired by Easements: 4,594 sq. ft. (0.105 ac.) Temporary Construction and 7,581 sq. ft. (0.174 ac.) Sidewalk Utility Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Large trees and shrubs

Zoned: B-1SCD

Use: Shopping Center District

Parcel Identification Number(s): 047-271-02 and 047-271-98

<https://polaris3g.mecklenburgcountync.gov/pid/04727102>

<https://polaris3g.mecklenburgcountync.gov/pid/04727198>

Appraised Value: \$82,975

Property Owner's Concerns: Property Owner's Concerns: The property owner is concerned about the easement language.

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

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

Council District: 4

Attachment(s): Map

[Map - W. T. Harris Sidewalk, Parcels # 4 & 5](#)

66. Property Transactions - W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 6

Action: Approve the following Condemnation: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 6

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 6

Program: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street)

Owner(s): CC One University Place, LLC

Property Address: 8770 J. M. Keynes Drive

Total Parcel Area: 166,038 sq. ft. (3.812 ac.)

Property to be acquired by Easements: 14,781 sq. ft. (0.339 ac.) Temporary Construction Easement, 14,334 sq. ft. (0.329 ac.) Sidewalk Utility Easement, and 690 sq. ft. (0.016 ac.) Storm Drainage Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Large trees

Zoned: CC

Use: Commercial Center

Parcel Identification Number(s): 047-271-03

<https://polaris3g.mecklenburgcountync.gov/pid/04727103>

Appraised Value: \$96,425

Property Owner's Concerns: The property owner is concerned about the easement language.

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

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

Council District: 4

Attachment(s): Map

[Map - W. T. Harris Sidewalk, Parcel # 6](#)

67. Property Transactions - W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 7

Action: Approve the following Condemnation: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 7

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street), Parcel # 7

Program: W. T. Harris Sidewalk Utility Project (J. W. Clay Boulevard to North Tryon Street)

Owner(s): Wells Fargo Bank, NA

Property Address: J. M. Keynes Drive

Total Parcel Area: 72,015 sq. ft. (1.653 ac.)

Property to be acquired by Easements: 2,117 sq. ft. (0.049 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Large trees, ornamental grass, and bed preparation

Zoned: B-1SCD

Use: Shopping Center District

Parcel Identification Number(s): 047-271-99
<https://polaris3g.mecklenburgcountync.gov/pid/04727199>

Appraised Value: \$10,850

Property Owner's Concerns: The property owner is concerned about the easement language.

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

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

Council District: 4

Attachment(s): Map

[Map - W. T. Harris Sidewalk, Parcel # 7](#)

Adjournment

REFERENCES

68. 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.

69. 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.

70. 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.