

The City Council of the City of Charlotte, North Carolina convened for a Business Meeting on Monday, May 27, 2025, at 5:13 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Council members present were Ed Driggs, Malcolm Graham, Renee Johnson, Lawana Mayfield, Marjorie Molina, Edwin Peacock III, and Victoria Watlington.

**ABSENT:** Councilmembers Dimple Ajmera, Danté Anderson, and James Mitchell

**ABSENT UNTIL NOTED:** Councilmember Tiawana Brown

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**Mayor Lyles** said [inaudible] us this afternoon for the Charlotte City Council Business Meeting. Welcome and glad that you are all here today. So, I want to start off with introductions of the Council members.

**ITEM NO. 1: SWEARING IN OF COUNCIL MEMBER EDWIN PEACOCK, III, DISTRICT 6**

**Mayor Lyles** said so, we have one item that we're really proud to have today, and that is the formal introduction to the Charlotte City Council by Edwin Peacock. So, Mr. Peacock, if you would like to join me in the front, and have your beautiful wife and daughter join you as well, we'll go ahead and get this oath of office. So, this is something that I think is really special when you try to give this much service to a community, and we're just so glad that you're joining us. So, we do have to swear him in, and so I'm going to go through the oath of office with him, and if you want to put your hand on your bible, and repeat after me. I, Edwin Peacock III.

**Councilmember Peacock, III** said I, Edwin Peacock III.

Mayor Lyles said do solemnly swear that I will support.

Mr. Peacock said do solemnly swear that I will support.

Mayor Lyles said the Constitution of the United States.

Mr. Peacock said the Constitution of the United States.

Mayor Lyles said that I will be faithful and bear true allegiance.

Mr. Peacock said that I will be faithful and bear true allegiance.

Mayor Lyles said to the State of North Carolina.

Mr. Peacock said to the State of North Carolina.

Mayor Lyles said and to the constitutional powers.

Mr. Peacock said and to the constitutional powers.

Mayor Lyles said and authorities.

Mr. Peacock said and authorities.

Mayor Lyles said which are or may be established for the government thereof.

Mr. Peacock said which are or may be established for the government thereof.

Mayor Lyles said and that I will endeavor.

Mr. Peacock said and that I will endeavor.

pti:pk

Mayor Lyles said to support.

Mr. Peacock said to support.

Mayor Lyles said maintain.

Mr. Peacock said maintain.

Mayor Lyles said and defend the Constitution of said State.

Mr. Peacock said and defend the Constitution of said State.

Mayor Lyles said not inconsistent.

Mr. Peacock said not inconsistent.

Mayor Lyles said with the Constitution.

Mr. Peacock said with the Constitution.

Mayor Lyles said of the United States.

Mr. Peacock said of the United States.

Mayor Lyles said and that I will discharge the duties of my office.

Mr. Peacock said and that I will discharge the duties of my office.

Mayor Lyles said as City Council Member of the City of Charlotte.

Mr. Peacock said as City Council Member of the City of Charlotte.

Mayor Lyles said North Carolina.

Mr. Peacock said North Carolina.

Mayor Lyles said to the best of my knowledge.

Mr. Peacock said to the best of my knowledge.

Mayor Lyles said and ability.

Mr. Peacock said and ability.

Mayor Lyles said so help me God.

Mr. Peacock said so help me God.

Mayor Lyles said welcome [inaudible].

Mr. Peacock said ladies and gentlemen, it's an honor to be with you and to be appointed by this Mayor into City Council. It's been only 10 years since I've been at this very dais. I served the City of Charlotte in 2007 to 2011 with distinction, and it's great to be back, Madam Mayor. I would like to introduce the most important individuals in my life right now, which are my wife, Amy Peacock, and my daughter, Avery. Avery [inaudible]. We thank our public servants, but you really should be thanking your spouses and our significant others for the sacrifices that they make [inaudible].

**Councilmember Brown arrived at 5:19 p.m.**

Mayor Lyles said thank you. Please be seated.

pti:pk

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INVOCATION AND PLEDGE

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

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AWARDS AND RECOGNITION

ITEM NO. 2: JEWISH AMERICAN HERITAGE MONTH

**Councilmember Molina** said read the following proclamation:

**WHEREAS**, Jewish American Heritage Month is celebrated annually in May to honor the generations of Jewish Americans who have contributed to the history and culture of our nation. They have been an integral part of Charlotte’s vibrant history, with the first Jewish settlers arriving in the 1870s, and establishing a lasting presence that continues to enrich the City today; and

**WHEREAS**, Jewish Americans have made significant contributions to Charlotte’s economic development through entrepreneurship, business leadership, and innovation, playing a key role in building a thriving local economy; and

**WHEREAS**, the Jewish community has enriched Charlotte’s arts and culture, supporting institutions, artists, and events that celebrate creativity and foster cross-cultural appreciation. They have shaped education in Charlotte by advocating for high-quality education for all, establishing schools and scholarships, and serving as educators and mentors who inspire the next generation; and

**WHEREAS**, Jewish Americans have honorably served in the United States Military demonstrating courage, patriotism and a commitment to protecting the freedoms we hold dear. Jewish physicians, researchers and healthcare professionals have made critical contributions to medicine and healthcare in Charlotte, improving lives and advancing the well-being of our entire community; and

**WHEREAS**, the Jewish community in Charlotte has established cultural institutions, synagogues, and organizations that have enriched the City’s religious, social and cultural fabric while educating and serving the public, fostering dialogue and mutual understanding among groups and promoting a welcoming, inclusive community for all residents; and

**WHEREAS**, recognizing and celebrating Jewish American Heritage Month reaffirms our City’s commitment to combating prejudice, standing against anti-Semitism, and all forms of hate, and promoting unity among all of Charlotte’s residents:

**NOW, THEREFORE**, I, Mayor, Vi Alexander Lyles, Mayor of Charlotte, do hereby proclaim May 2025 as

“JEWISH AMERICAN HERITAGE MONTH”

in the City of Charlotte, and commend its observance to all citizens.

Here to receive this proclamation is Rabbi Lexi Erdheim of Temple Beth El; Douglas Greene, Jake House, and Amy Vitner of the Jewish Federation of Greater Charlotte; Emily Zimmern, Co-Chair of Outshine Hate at the Jewish Federation; Katie Cunningham and Judy LaPietra of the Stan Greenspon Holocaust Education Center. Please come to receive the proclamation if you’re here. Maybe they’re not here. Well, we’ll get that to them on a later date.

**Mayor Lyles** said we will get this proclamation to them, so that they know how much this means for our community. Thank you very much, Ms. Molina.

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**ITEM NO. 3: MAYOR AND COUNCIL CONSENT ITEM QUESTIONS AND ANSWERS**

**Mayor Lyles** said do I have a motion for anything with a separate vote?

**Councilmember Peacock** said motion to approve.

Mayor Lyles said alright, Ms. Mayfield.

**Councilmember Mayfield** said I would like to pull out 26 for discussion.

Mayor Lyles said alright, 26 for discussion.

**Councilmember Johnson** said Item No. 15, please.

Mayor Lyles said 15 for discussion?

Ms. Johnson said yes.

Mayor Lyles said alright, thank you very much.

**Anthony Fox, Interim City Attorney** said there was no second, and the motion was made prior to the removal of the two items. So, the maker of the motion should accept those two items.

Mayor Lyles said a change. I think Edwin, you made the motion?

Mr. Peacock said I made the motion, correct.

Mayor Lyles said and so we would like to make an adjustment for that, which means that we would have one for items 15 as well as 26 done separately.

Mr. Peacock said I will accept that.

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**ITEM NO. 4: CONSENT AGENDA ITEMS 14 THROUGH 26 MAY BE CONSIDERED IN ONE MOTION EXCEPT FOR THOSE ITEMS REMOVED BY A COUNCIL MEMBER. ITEMS ARE REMOVED BY NOTIFYING THE CITY CLERK.**

Motion was made by Councilmember Peacock, seconded by Councilmember Driggs, and carried unanimously to approve the Consent Agenda as presented with the exception of Item No. 15 and Item No. 26, which were pulled for discussion.
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The following items were approved:

**Item No. 14: Fire Turnout Gear**

(A) Approve the purchase of fire turnout gear, accessories, and related services from a cooperative contract, (B) Approve a unit price contract with LION First Responder for the purchase of fire turnout gear, accessories, and related services for a term of three years under Sourcewell contract #010424-LIO, and (C) Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contract.

**Item No. 16: HVAC Maintenance and Repair Services**

(A) Approve service contracts for the purchase of HVAC Maintenance and Repair Services for a term of three years to the following: Armstrong Mechanical Services, Inc., Cam-Ful Industries, Inc., STR Mechanical, LLC., and (B) Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Item No. 17: Light Rail Vehicle Coupler Overhaul Services**

(A) Approve a unit price contract with Dellner Inc. for light rail vehicle coupler overhaul services for a term of three years, and (B) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

**Item No. 18: Transit Scheduling Software Maintenance and Upgrade Licensing Agreement**

(A) Approve an amendment to the Charlotte Area Transit System's contract with GIRO, Inc. to purchase additional service block hours to provide software service updates, and (B) Authorize the City Manager to purchase such additional software licenses, services, hardware, maintenance, and support as required to maintain the system for as long as the city uses the system.

**Item No. 19: Airport Concrete Spall Repair Services**

(A) Approve a unit price contract with Stone Restoration of America Inc. for the Secondary Portland Cement Concrete Spall Repair Program for a term of three years, and (B) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

**Item No. 20: Airport Roofing and Skylight Inspection Services**

(A) Approve unit price contracts for roofing and skylight inspection services for a term of three years with the following: SKA Consulting Engineers, Inc., Terracon Consultants, 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.

**Item No. 21: Microsoft Software Enterprise Licensing**

(A) Approve the purchase of Microsoft software licenses, maintenance, subscription licenses, support, and hosted services from a cooperative contract, (B) Approve a unit price contract with SHI International Corp. for the purchase of Microsoft software licenses, maintenance, subscription licenses, support, and hosted services for a term of three years under Sourcewell contract #121923-SHI, and (C) Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contract.

**Item No. 22: INLIVIAN Housing Revenue Bond Issuance Approval for The Barton South Apartments**

Adopt a resolution granting INLIVIAN's request to issue new multi-family housing revenue bonds in an amount not to exceed \$22,000,000 to finance the development of an affordable housing development known as The Barton South.

The resolution is recorded in full in Resolution Book 55, at Page(s) 641-644.

**Item No. 23: Meeting Minutes**

Approve the titles, motions, and votes reflected in the Clerk's record as the minutes of: March 24, 2025, Business Meeting, April 7, 2025, Council Committee Discussions, April 14, 2025, Business Meeting, April 21, 2025, Zoning Meeting, and April 28, 2025, Business Meeting.

**Item No. 24: Set a Public Hearing on Kenmore Area Voluntary Annexation**

Adopt a resolution setting a public hearing for June 23, 2025, for Kenmore Area voluntary annexation petition.

The resolution is recorded in full in Resolution Book 55, at Page(s) 645-646.

**Item No. 25: Set a Public Hearing on Shorewood Area Voluntary Annexation**

Adopt a resolution setting a public hearing for June 23, 2025, for Shorewood Area voluntary annexation petition.

The resolution is recorded in full in Resolution Book 55, at Page(s) 647-648.

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**ITEM NO. 15: PROSPERITY CHURCH ROAD IMPROVEMENTS FROM OLD RIDGE ROAD TO BENFIELD ROAD**

Councilmember Johnson said I just wanted to acknowledge the Prosperity Church Road improvements from Old Ridge Road to Benfield Road, and I just wanted to hear a little more about it from staff, if someone’s available?

Marie Harris, Strategy and Budget said I’m sorry, you wanted to hear just an overview of the project?

Ms. Johnson said yes.

Ms. Harris said I believe Mr. Phil Reiger is here to provide that. Sorry, Ms. Kathleen.

Kathleen Cishek, City Engineer, General Services said good evening, Mayor and Council. Kathleen Cishek, City Engineer. So, Councilmember Johnson, to answer your question, we have a construction contract in the amount of \$4.8 million to Blythe Development. The project includes curb and gutter, sidewalk, storm drainage, bike lanes, and a roundabout at Prosperity Church at Prosperity Ridge.

Ms. Johnson okay, thank you.

Motion was made by Councilmember Johnson, seconded by Councilmember Graham and carried unanimously to approve a contract in the amount of \$4,815,988.10 to the lowest responsive, responsible bidder Blythe Development for the Prosperity Church (Old Ridge Road to Benfield Road)

**Summary of Bids**

Blythe Development	\$4,815,988.10
United of Carolinas, Inc.	\$4,987,697.44
OnSite Development, LLC	\$5,480,459.88
Sealand Contractors Corp.	\$5,545,000.89
Efficient Developments, LLC	\$6,144,509.14
DOT Construction, Inc.	\$6,257,704.78
Blythe Construction, Inc.	\$6,434,424.80

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**PROPERTY TRANSACTIONS**

**ITEM NO. 26: AVIATION PROPERTY TRANSACTIONS – 8210 MCALPINE DRIVE**

Councilmember Mayfield said actually, I reached out to Marie, because I had a question. Even though this is for the purchase of a single-family residential home, where we are seeing limited single-family residential homes, when we have over 100,000 single-family homes that are now rentals in our City, my question was directly in regard

to the soon to be single standing single-family home that's basically next door to this property. Is that property currently occupied?

**Marie Harris, Strategy and Budget** said I believe so, yes, ma'am.

Ms. Mayfield said so, the concern that I have is we don't have a plan. Council has never discussed a plan. Staff, meaning directly our airport staff, has not necessarily presented a plan or we've had a discussion in regard to what are we doing to protect those few homeowners that are still in areas where we have grown tremendously with the airport. It feels like it creates a challenge when we say, aging in place, staying in place is our priority, yet our policy language is creating an environment that potentially would not create a quality-of-life for the longstanding single-family home that is in this area. Ms. Gentry and I did have a conversation earlier, and she shared that we have the opportunity to purchase a lot more homes in the area around the airport, yet at some point, I would like for this Council to have a discussion of what is our plan to ensure quality of life for the residents who are staying there. This particular property, there is an agreed upon price of \$342,000, and this particular property was a rental, fine, but for those individuals that are still living in their homes, and when the cost of housing today, when you have a home that's paid for or potentially 80 percent to 95 percent paid for, and housing is \$500,000 plus in the City of Charlotte, what is our actual plan to protect the few owner-occupied homeowners that we have left in our City? That is for you, Mr. Manager.

Motion was made by Councilmember Graham, and seconded by Councilmember Brown to approve an acquisition of 27,704 square feet (0.636 acres) at 8210 McAlpine Drive from Eugene B. Collins & Jamie J. Hyatt for \$342,500 and all relocation benefits in compliance with Federal, State or Local regulations for Aviation Master Plan.

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

YEAS: Councilmembers Brown, Driggs, Graham, Johnson, Molina, Peacock, and Watlington

NAYS: Councilmember Mayfield

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## **PUBLIC FORUM**

**Mayor Lyles** said on behalf of the entire City Council we ask that all speakers and audience members be civil and courteous in their use of language. Speakers are encouraged to address the Council and should refrain from responding to other audience members. Likewise, audience members should be courteous as well to those that speak. We'd like to have the opportunity to not have interruptions, so that everyone can be heard. So, with that, I will go to our speakers list for today.

## **Animal Care and Control**

**Kimberly Wade, 6410 Harrison Road** said good evening. My name is Kim. I've lived in Charlotte for 18 years and reside in District Seven. I've attended nearly every City Council meeting over the past two years, only missing two, and I speak tonight as a long-time resident, a volunteer, and a foster with Charlotte Animal Care and Control. First, thank you. I want to sincerely thank you for proposing funding for the shelter expansion and adoption center, and for the decision to move Animal Care and Control under General Services. These steps show that Council values compassion, not only for animals, but for the people who love and care for them. Every day I witness just how much animals mean to the people in the City. Right now, I'm working with an unhoused woman here in East Charlotte who owns nearly 50 cats. She doesn't have a permanent roof over her head, but she makes sure those animals are fed, safe and loved. She

chooses to feed them before she feeds herself. She could've walked away, but she didn't, because they're her family. This isn't just her story, it's Charlotte's story, the story of people doing everything they can for the ones who depend on them. It's proof that the bond between people and animals is unshakeable, and it's exactly why we need a system that can meet the needs of both, because when we support animals, we also are standing by the people who love them the most. That's why I'm concerned that the additional staff positions Animal Care and Control requested weren't included in the proposed budget. Intake is rising and the shelter expansion is still years away. These staff are urgently needed to keep saving lives. While I know the organizational structure isn't under Council's direct control, I do hope ACC (Animal Care and Control) Director will report to the General Services Director. Reducing bureaucracy means faster decisions and better outcomes for everyone involved. Thank you for showing that compassion is something Charlotte chooses to act on. I'm grateful for your leadership and for your continued commitment to our City's most vulnerable. Thank you.

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

**Mahendra S. Rathore, [mahendrarathore@hotmail.com](mailto:mahendrarathore@hotmail.com)**

### **Lung Cancer Awareness**

**Julie Kelly, 8932 Deerland Court, Huntersville** said hi, I'm Julie. I'm here because of the American Lung Association's Turquoise Takeover. In 2022, I was diagnosed with lung cancer at 42 years old. I have three children, who were 9, 11 and 13 at the time. I had no risk factors and no symptoms. It was caught by accident when my doctor ran a calcium score heart scan. In September of that year, I had half of my left lung removed and was then placed on targeted therapy. Lung cancer kills more people than breast cancer, prostate cancer, and colon cancer combined. We receive less than 10 percent of funding. My story is not rare. Twenty percent of lung cancer patients have never smoked, another 40 percent have already quit a substance known to be as addictive as heroin. All of us are fighting a disease society tells us we deserve. There are many risk factors for lung cancer. The main one is having lungs. I went to D.C. and begged the staff of Congressman Budd Tillis and Moore to believe that cancer research is the best spending our nation can ever spend. However, they knowingly approved a budget that cut lung cancer research from the small amount we had to zero. Veterans are at a higher risk of developing lung cancer. Never smoking women are twice as likely as men to get lung cancer. We are the canaries in the coal mine, and we won't know why without research, and will likely see more of it without regulation to protect the general population over corporations.

Three things to remember. If you're over 50 with a smoking history, go to [savedbythescan.org](https://www.savedbythescan.org) to see if you are eligible for screening. If like many lung cancer patients, you are not eligible, ask about a calcium score scan, like the one that I had. It saved my life. More awareness and funding will lead to more screening options. Other organizations to support are Go2 for Lung Cancer, LUNGeivity, and Lung Cancer Initiative, among others.

Mayor Lyles said thank you very much for that information.

### **Charlotte's Priorities**

**Dominique Chambers, 1223 Tiece Lane** said good evening. My name is Dominique Chambers, and I'm a wheelchair agent at Charlotte Douglas International Airport. It's my job to help American Airline passengers who are elderly or disabled move through the airport with comfort and dignity. I help them get something to eat and guide them to the restroom, and love being the person they feel comfortable telling their life stories to. I love my job, and I feel like it's where I'm supposed to be, but most passengers have no idea about the struggles we face every day to get them to their destination. Every day, we are met with low wages, minimum benefits, and poor working conditions. The turnover rate is so high, and we are so understaffed, that many passengers are left



waiting. Sometimes we're even pressured to push two passengers at the same time. This is stressful, dangerous, and unfair to workers and our passengers. Some of my co-workers are living in their cars, staying with family, staying in hotels or even homeless, because the pay is extremely low, and we just can't keep up with the cost of living in Charlotte. I live with my grandmother, and would love to live on my own, but that's not the possibility when you're only making \$12.50 an hour. Here are hundreds of postcards from airport workers who are concerned about security and short staffing at the airport. Read them. We are calling on you to step up and do something. The City Council must act now to make the airport a safe place to travel and work. Show us you care about safety at the airport and the working people.

**Donielle Prophete, 820 Avebury Drive** said good evening. My name is Donielle Prophete, and I proudly serve as President of CWA (Communications Workers of America) Local 3645, representing hundreds of airport workers at Charlotte Douglas International Airport, and they work for Piedmont Airlines, a subsidiary of American Airlines. I'm here today on behalf of the collective unions who keep that airport running day and night, rain or shine, while struggling under unsafe conditions, poverty wages, and a lack of accountability from airport tenants. Charlotte Douglas is one of the largest economic engines in the City. If the workers who power it can't count on their elected officials to protect them, then who can they count on? We are asking this Council to open a committee meeting, so we can present proposed ordinance language that will set standards for workplace safety and livable wages, because no Charlottean should be working full-time, and still unable to afford rent, food, or healthcare. Mayor Lyles, we know you have influence over this process, and we are asking publically and directly for your leadership. Delays help no one, but the corporations profiting off of our labor. We are not asking for favors. We are demanding fairness, and the time to bring this forward is now. To every member of this Council, you ran on promises of equity, justice, and supporting working families. If those words meant anything to you, now is the moment to act. If those words do not mean anything to you, then now is the time for us to act and vote you off of this dais. This is an election year, and we are fully prepared to mobilize our members in the broader Charlotte community to support those who stand with us and vote out those who don't. We are not going away, we are growing louder, more organized, and more determined, and we are asking for a seat at the table, so we can help make Charlotte a city that truly works for all of us. Thank you.

### **City Council's Priorities**

**Jeff Reisberg, 11705 Abernathy Road** said my name is Jeff Reisberg. I'm a Union Flight Attendant, member of the Association of Professional Flight Attendants, and a Charlotte resident. Did you know that federal minimum wage was first set at \$0.25 per hour. It was never generous. FDR wanted \$0.40 an hour, but agreed on \$0.25 to satisfy anyone? Anyone? Southern lawmakers? At the Charlotte Douglas Airport you've got workers cleaning cabins and pushing wheelchairs, often two at a time, essential jobs, performed for wages that don't even cover basic needs. This isn't enlightened economics, it's a historical reenactment. It's like you're all saying, if poverty was good enough for your grandparents, it's good enough for you. I recently helped a cleaner get her car out of the impound, after I found out that their vehicle wasn't simply their transportation, it was their home. Why was it impounded? I didn't ask. They're humiliated enough to ask for help, but anyone who's been part of the working poor before can probably guess, when you are barely scraping by, things like renewing registration is a luxury. Sure, they can beg federal representatives to represent, but both parties have said no to raising the federal minimum wage for longer than any stretch since the Fair Labor Standards Act started it in 1938. I know the legality of case ordinance might be contested, but the least you could do is hold a committee hearing and let the lawyers sort it out. We've heard from one worker at the last meeting who was evicted from their storage unit. If you don't even pretend to care enough about these workers to hold a hearing, what options are left for these workers to remedy their suffering? I'd recommend partnering with civic groups to ensure that the people that are against this are never reelected. Who here believes that workers at the airport deserve a living wage? Charlotte City Council, who do you represent?

### **Quality of Life**

**Chris Barrett, 820 Tyvola Road** said good evening. My name is Chris Barrett, President of Charlotte Metrolina Labor Council. Also, I work for the IAM (International Association of Machinists), along with American Airlines for the past 18 years. You could imagine during that time frame how much Charlotte has grown, so much so, almost you don't recognize it. I'm here to talk about the pressing matter of the airport workers. A lot of these workers are seriously underpaid, and while American Airlines dominates the landscape in the airport [inaudible] compensated for our work too. I believe that everyone should be able to live a respectable life, and the wages should reflect that. So, I'm here to support my airport workers.

### **Gun Violence Awareness**

**Sylvia Stitt Smith, 1100 Franklin Thomas Place** said my name is Sylvia Stitt Smith. Good afternoon to you, Mayor Lyles, to the Charlotte City Council, and to all of our citizens and visitors. I am honored to stand before you. I lost my youngest son, Samuel Harrison Stitt, to gun violence in August of 2019. Sam was 23 years old. Like so many other families, I am personally invested in knowing that our community's leaders, in both government and business, see the impact of these tragic losses as more than just singular events, but also as a catalyst to champion the work needed to create sustainable, lasting change. June is Gun Violence Awareness Month. Tonight, we humbly, though passionately, seek your support to illuminate the Charlotte skyline orange in June as part of the national recognition. Our ask is that Charlotte City Council become involved in the process, as a body, or from your individual seats of influence. Your endorsement to Light the Night would send a clear message to Charlotte's Center City that this recognition is significant and meaningful to the Council and the citizens by whom you are elected to serve. It sets an expectation to illuminate the Charlotte skyline in orange every first Friday in June. I bring with me solidarity in orange, the endorsement of multiple community-based organizations, members of the faith community, business owners, and citizens who wish to also see our Center City make this simple, but significant act. By lighting the night, we honor the lives impacted by gun violence tragedies, we acknowledge the issues that foster harm, and we also empower the work being done, work that creates wholeness in our communities, leading to safer futures and save lives.

Mayor Lyles said thank you very much for that reminder.

### **Street Vending**

**Michael Sims, 3428 Vane Court** said hello, my name is Michael Sims. I am CEO (Chief Executive Officer) and owner of Crowntown Cannabis Charlotte. I'm a Charlotte native, been here my entire life. I've loved the City. I've watched it grow. I've watched it go through all the perils of growth, and I'm here today to represent the business owners of North Davidson. We have a growing epidemic of a problem with street vendors in our neighborhood. We support and love local business and small business growth, although, it's gone from being a nuisance to a public emergency for public safety. We have seen more and more vendors show up. It is not allowing customers to be able to safely go down the sidewalks, without getting into the streets. Those with baby strollers, those in wheelchairs have to literally go in the streets to make it up and down the road, not to mention it's turning business away from our establishment. There are some vendors that have actually, there's been violence around it. It has escalated to gun violence, to physical violence, and ultimately is causing a nuisance in the neighborhood, where the business owners and neighborhood is scared to be out in the streets. It's making it challenging to get in and out of a business. It's a fire safety hazard. It's a safety hazard in general. There's little to no laws around this, and if there is, there's no follow-up or teeth to this. So, I'd like a policy to be put in place, and have it where we can enforce these rules, and not just a faceless law or rule. It has become a huge nuisance and it's only growing outside of the neighborhood, and it's making it very hard to be a business owner in that area, and it's very much of a public safety concern. Thank you.

**Paul McBroom, 2929 Forest Park Drive** said good afternoon, Mayor, City Council. My name is Paul McBroom. Been in NoDa since 1997. My wife and I started the neighborhood theater. We've renovated houses and been involved in bringing restaurants to the neighborhood, and the City of Charlotte has done great things for NoDa. In the 1990s, I guess it was, they narrowed North Davidson Street from four lanes to two. They put in streetlights. They put in benches. They put in trees. They really made the downtown NoDa area have a good vibe, and that's gone on for many years. The street vendors, there's some good street vendors we don't have room for. The sidewalks are five feet wide from the curb to the building, and the front doors of our businesses open directly onto the sidewalk. There's no room for street vendors, and yet they dominate. Most of the street vendors are good people, but we've got some bad apples. They threaten our children. They say, "We know where you live. We'll come and find you. Keep your mouth shut." Those are the kind of things we hear, and that is not where we are today in Charlotte. So, we know there's a simple solution, it doesn't cost any money. All we ask for is for our business district to be declared a congested business district. If you guys decide that the NoDa business district is a congested business district, then that solves the problem, because the law is, that a congested business district cannot have street vendors, and it's a simple solution. Street vendors need a place to go. I wish you guys could do something for them. Thank you.

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

**Jason L. Newton, [jnewto40@charlotte.edu](mailto:jnewto40@charlotte.edu)**

**Krysten Reilly, [krystenjreilly@gmail.com](mailto:krystenjreilly@gmail.com)**

### **Animal Care and Control**

**Jennifer Diesa, 751 Ashmore Drive** said good evening, Mayor and Council members. My name is Jennifer Diesa. I live in District Five, and I'm speaking tonight on behalf of CMPD (Charlotte-Mecklenburg Police Department), Animal Care and Control. It's a pleasure to see you all again, and I'm grateful for your time, attention, dedication, and passion for public service to the City of Charlotte. First, thank you for your commitment to the well-being of our community's animals. I want to express my strong support for the proposed allocation of funds for the adoption center and the shelter expansion project, as well as the integration of Animal Care and Control into General Services. These are important steps forward, and we deeply appreciate your leadership on these initiatives. That said, I'd like to raise a few concerns. Animal Care and Control requested additional staffing; support that is urgently needed given the record high animal intake numbers. With the new shelter expansion still years away, our current staff is stretched thin, and the absence of these additional positions could significantly impact both animal welfare and public safety. We're also hopeful that when the transition of General Services is finalized, the Animal Care and Control Director will report directly to the General Services Director. While I understand the Council doesn't weigh in on internal organizational structure, streamlining leadership could help reduce bureaucracy and enable quicker, more effective life-saving work. Thank you, again, for your time, your attention, and your continued support of Charlotte's animals. Thank you.

### **Victim's Rights**

**Jayla Gittens, 1201 Central Avenue** said hello, good evening. My name is Jayla Gittens. I'm a Charlotte resident of over 10 years, and I'm coming to talk to you today about a crime that has left me heartbroken and frustrated with a system that seems to protect perpetrators more than the people they hurt. On April 6, 2025, my car was stolen, along with my six-year-old dog Julio, while I was moving out of my apartment. If you're an animal lover, I'm sure you understand just how much my dog means to me, they truly are a member of the family. Five days after the initial crime, my car was found damaged with my items missing, and my dog Julio has not been seen since. The heartbreak of losing him is something that I really do carry every day, but what has made the situation even worse, is what I've observed about our juvenile justice system.

Since the theft, I've received messages and calls from the juveniles responsible, as well as their adult family members, threatening me, taunting me, even trying to extort me for my dog. This isn't just a petty crime, this is cruel, deliberate and calculated behavior, and yet most of the kids involved were sent home with no real consequences from parents or the law, and no accountability. I was disappointed to find out how few rights victims have when minors are involved. I couldn't get a police report to prove to my job why I missed work. I wasn't allowed to know the names of the juveniles, or even their parents in situation. I felt like I was left in the dark, while the kids who stole from me and threatened me, went back to school like nothing ever happened. Some of these kids are repeat offenders, and these crimes aren't isolated incidents. These are patterns that the system is allowing to continue. If there are no consequences, why wouldn't they keep doing it? That's the reality we're living in, a juvenile justice system that sends kids back into the same environments with no accountability for them or their guardians, a system that teaches young offenders that they can steal, lie, and threaten without any real repercussions. I'm here tonight because that has to change. We need stronger protections for victims, we need real consequences for juvenile offenders, especially repeat offenders. Thank you so much.

Mayor Lyles said thank you very much. Ms. Gittens, see this young man walking down that way? His name is Shawn Heath, and if you would have an opportunity to talk with him a little bit more about this, this would be very helpful. Thank you very much.

### **Julio, Stolen Dog**

**Amanda O'Hara, 9925 Fairlea Drive** said good evening. My name is Amanda O'Hara. Nearly two months, that is how long Jayla has been living this nightmare and how long Julio has been missing since he was stolen in a brazen crime by a juvenile in our City. The crimes committed should not go unchecked. We are not talking about just a stolen car, we're talking about a stolen dog, stolen car, and extortion. Today it's a dog, tomorrow it could be a kid. We are here tonight for answers, accountability, and justice. Reports show that just last year, 61 percent of juveniles arrested in Charlotte were repeat offenders. Many cases that go to the District Attorney's Office involving juveniles, will not even see a courtroom. This is not working. We are here tonight to ask that we get some sort of justice and accountability. CMPD is doing the work arresting the teens, however, the judges and DA's (District Attorney) Office continue to put the community at risk by not taking crime seriously. As many of you know, we have emailed City Council, the DA's Office, CMPD, Chief Jennings, Captain Bryan Crum, the Principal of North Meck High School, among others. Out of the City Council members present tonight, not including newly sworn in City Councilman Peacock, the only one to respond was City Councilwoman Renee Johnson. Minors are not above the law because of their age. Where is Julio? The community has poured in tips, conducted their own community patrols, and placed flyers in various areas. When I asked CMPD if they would hold a press conference to spread the word about Julio, why was I told no? We demand justice for Julio and for Jayla. I ask Representative Johnson of District Four, where the crime occurred, Mayor Lyles, and City Manager Jones to request from CMPD a daily log, a report of progress made in Julio's case, to ensure that this is not being pushed to the wayside and to guarantee justice and accountability get served. We will not stop until Julio comes home.

### **NoDa Street Vendors**

**Michael Roessler, 501 East 37<sup>th</sup> Street** said good evening, Mayor and Council. My name is Michael Roessler. I am a resident of NoDa. Two years ago, a small group of about 20 people from NoDa asked the City Manager to ban street vendors from the neighborhood by declaring the area a congested business district. In response, more than 1,600 people signed a petition supporting the vendors. The neighborhood naysayers then dropped their request, but this same small group of people is now asking Council to run off our vendors. When these folks, who are mostly white, walk the neighborhood streets, they seemingly don't see the lively dynamic place the rest of us see, a place made better and brighter and bolder by our street vendors, most of whom are people of color. Instead, they see danger and disorder, lawlessness, and violence.

The work of regulation is the work of weighing costs and benefits. The naysayers from NoDa tell a one-sided tale of exaggerated inconveniences and costs, without accounting for real abundant benefits provided by the street vendors. When examined in their fullness, costs and benefits, the calculus becomes clear. NoDa street vendors are a great boon to the community. They help to make the neighborhood a vibrant place, unlike any other in Charlotte, the sort of place that draws people to it, in no small part because of these smallest of small businesses. The naysayers are asking you to run off the vendors through regulation, to displace them by regulation. When that request lands on your desks, we ask you to kindly decline the invitation. Thank you.

### **NASCAR**

**Fred Mauney, 5429 Racine Avenue** said my name is Fred Mauney, and I'm an activist and other things, but this is going to have to do with the Boone-Smith crime family, mafia-style crime family. When Boone-Smith was having trouble about getting his \$80 million with Cabarrus County, and ended up going all the way to the Supreme Court of North Carolina, I went out to see him, and we talked for over an hour at his office on Town and Country Ford, that I was capable of getting that money for him, and that arrangements would be made. We entered into a contract, if I could collect the money, I'd get 50 percent, which is about normal for collections of uncollected money. Since I found out that the money's been paid through different arrangements from Cabarrus County, the state, Iredell County and Mecklenburg County and the City of Charlotte, there's a bunch of YouTube videos of me coming up that's on YouTube, coming up talking about Boone-Smith, [inaudible] Smith, Godfather [inaudible] Smith, all kinds of things, and they don't want to pay me. Doing this practice of stall and delay and hope I don't [inaudible], they've actually [inaudible] to the ocean hoping I die, and such that they've left me out here on personal disability, senior on disability, hoping I'd die with COVID, or I die from the heat or I die from the freezing cold. So, now we're going into a whistleblower lawsuit that, they've stolen this \$40 million plus dollars from me, and won't pay it. They've laundered it through their organization, and which could be NationsBank. Also, this is a morality clause that NASCAR has, and all the race teams have, and all the dealerships have, that they'll be in violation of this morality clause. It's in all contracts. [inaudible] a race in October 2025, because NationsBank might [inaudible] pulling out or NASCAR might pull their right to have a race, but it's getting ready to go international on, what they call a whistleblower lawsuit, that's going to bring in the FBI, the [inaudible], probably Homeland Security, and there's also going to be the changes of thousands of counts of conspiracy to commit murder in the first degree.

Mayor Lyles said thank you very much for your remarks, and if you have additional information feel free to send it to the Council.

Mr. Mauney said well, [inaudible] if you want to talk about it. Y'all's the ones that's going to have the economic loss.

### **Charlotte Museum of History Funding**

**Terri White, 3500 Shamrock Drive** said good evening and thank you for allowing me to speak. I'm here to request that the two requests of the museum for this upcoming Fiscal Year remain in the budget, and I'll quickly go over them each. One is for operating and one is for a special project. For our operating support, I want you to imagine all of the arts organizations of Charlotte as children in a classroom and you are the teacher. In the front row you have the museums and cultural institutions located in Uptown Charlotte. While they are by no means overfed, they receive a steady diet of support and promotion from the City, but way in the back in the corner still doing the work is the Charlotte Museum of History. For years, we have sat there without the same support that our peers have enjoyed. We have starved and are getting thinner and thinner while being praised for the work that we do for the community. Each year we ask for support, and we are told, "Oh, next year, next Fiscal Year, next Fiscal Year." Well, this is my third Fiscal Year as President. There is no more runway for us to wait while our peers are funded at higher numbers than we have requested. As far as our special project, for decades people complained that the Charlotte Museum of History was only that colonial

history museum that no one thinks about. Despite the fact that we have proven we have grown beyond that subject matter, and this Council has itself praised us for our diverse programming and exhibits, and the City has named us its number one museum, we were shut down for support for our special project in honor of America250, a geographically exclusive exhibit that we need your support for. Thank you.

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

**Tom and Rosemary Harris, [Tom.Harris5006@outlook.com](mailto:Tom.Harris5006@outlook.com)**

Mayor Lyles said thank you so much. That concludes our public forum at this time, and so we'll go ahead and begin in our business meeting.

\* \* \* \* \*

## **POLICY**

### **ITEM NO. 6: CITY MANAGER'S REPORT**

**Mayor Lyles** said Mr. Manager, do you have updates for the Council?

**Marcus Jones, City Manager** said no, Mayor, and note to Council, we just have the Strategic Energy Action Plan that's before you.

\* \* \* \* \*

### **ITEM NO. 7: STRATEGIC ENERGY ACTION PLAN UPDATE**

Motion was made by Councilmember Driggs, seconded by Councilmember Molina, and carried unanimously to Approve the Transportation, Planning and Development Committee's recommendation to adopt the Strategic Energy Action Plan Update.

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## **BUSINESS**

### **ITEM NO. 8: KEEP CHARLOTTE BEAUTIFUL PROGRAM CONTRIBUTIONS**

Motion was made by Councilmember Driggs, seconded by Councilmember Molina, and carried unanimously to (A) Accept contributions in the amount of \$42,000 for the Keep Charlotte Beautiful program from the following: - Lowe's Home Improvement: \$26,000, - Keep America Beautiful: \$16,000, and (B) Adopt Budget Ordinance 979- X appropriating \$42,000 to the Neighborhood Development Grants Fund.

The ordinance is recorded in full in Ordinance Book 68, at Page(s) 075.

\* \* \* \* \*

### **ITEM NO. 9: ACQUISITION, REHABILITATION, AND RESALE FUND FOR HOMEOWNERSHIP CONTRACT**

Motion was made by Councilmember Mayfield, and seconded by Councilmember Driggs to (A) Approve a contract in the amount of \$1,200,000 with Habitat for Humanity of the Charlotte Region to support the production and sale of affordable homeownership units under the Acquisition, Rehabilitation, and Resale Fund for a term of one year, and (B) Authorize the City Manager to renew the contract for up to one, one-year term and to amend the contract consistent with the purpose for which the contract was approved

**Councilmember Johnson** said I wanted to ask Mr. Manager, are there opportunities for small businesses to participate in this program?

**Marcus Jones, City Manager** said I'd like to call Rebecca Hefner up to go a little deeper.

**Rebecca Hefner, HNS Director** said good evening. Rebecca Hefner, Housing and Neighborhood Services. Currently, the pool membership for acquisition, rehab and resale is only open to nonprofit partners. Small businesses, if they are for profit businesses, are not currently eligible to apply.

Ms. Johnson said so, is there an RFP (Request For Proposal)?

Ms. Hefner said there is. There's an open RFP to solicit, we call it pool members, meaning that a nonprofit is evaluated in advance, and then that gives them an opportunity, as they find properties, to bring them forward for acquisition, rehab, resale.

Ms. Johnson said okay, thank you.

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

\* \* \* \* \*

#### **ITEM NO. 10: ALBEMARLE LANDING APARTMENTS AFFORDABLE HOUSING SUPPORT REQUEST**

Motion was made by Councilmember Molina, and seconded by Councilmember Driggs to (A) Approve a \$1,000,000 HOME Investment Partnerships Program allocation for a bridge loan to Albemarle Landing Limited Partnership, an affiliate of South Creek Development, LLC, for the Albemarle Landing Apartments affordable housing development, and (B) Authorize the City Manager to negotiate, execute, amend, and renew contracts as needed to complete this transaction.

**Councilmember Johnson** said Ms. Hefner, everyone knows that I'm an affordable housing advocate, but I won't be supporting this as I said in Committee, because there are no units at 30 percent, we've had that discussion. I have a list of the rents for this. I do want to say, Mr. Manager and Ms. Hefner, thank you. Thank you for meeting the industry where they are, the fact that this is post-construction. We had one of these come before us a year ago or something, and that wasn't supported, because we didn't have a policy. So, it's good to be flexible, but my concern is that our most vulnerable population is not being served. Councilmember Mitchell always says public dollars are for public goods, and this is an opportunity to serve those who truly need it. The rents for these complexes start at \$1,163 for a two-bedroom, and that's at 50 percent AMI (Area Median Income), and the top is \$1,767 for a three-bedroom. We're also told that there will be units set aside for individuals who have vouchers, but that's as there are vacancies, right?

**Rebecca Hefner, HNS Director** said yes.

Ms. Johnson said okay. So, is that the next 19 vacancies will be set aside for a certain population?

Ms. Hefner said sure. So, thank you for the question, Councilmember Johnson. So, there are two ways for our lowest income households at 30 percent AMI to access housing. One is with a unit that's reserved for 30 percent AMI, and the other is with a rental subsidy and an agreement to access a unit. So, that's the set asides. We didn't get as far as you asked us to get with providing 30 percent units with this development, but we are excited that the developer has agreed to set aside 19 units for vulnerable populations as outlined in your Affordable Housing Funding Policy. So, this is a post-construction loan, meaning they have already gone through lease up, and the set aside units will then be made available as units become available.

Ms. Johnson said so, will it be all of the next 19, or just a sample of the vacancies?

Ms. Hefner said I'll have to get that information for you.

Ms. Johnson said and that's okay, because those units are going to be at market rate, in order to use a subsidy or a voucher, they're market rate, and then the subsidy follows the tenant.

Ms. Hefner said they are not rented at market rate. The units themselves are income restricted, meaning they're rented at whatever level of AMI they've been designated for. So, the subsidy won't pay market rate, it will pay the difference between the low-income households, 30 percent of income with their ability to pay, and the rental rate. So, say if it's that two-bedroom, \$1,163, it would be not market rate, but the difference between the household's contribution and the \$1,163.

Ms. Johnson said okay. So, then the market rate we talked about earlier, the \$1,790 through \$2,210, that's the market rate, but these units won't be at market rate?

Ms. Hefner said that's fair market rent, which is the 40<sup>th</sup> percentile of rents in the area. So, HUD (Housing and Urban Development) defines fair market rate as the 40<sup>th</sup> percentile of rent. So, market rate is actually even higher than that, but when a rental subsidy is paid, it's paid at either the rental rate of the apartment or fair market rent, whichever is lower. So, in this case, because the rental rate is lower than fair market rent, that's the rate at which it would be paid.

Ms. Johnson said okay. Well, as I said, I won't be supporting it. We just had speakers to come up and talk to us about one of our largest employers in the City that aren't making the kind of money to be able to afford what we're calling affordable housing. So, I think at \$1,250, like the gentleman said, he wouldn't be able to afford this. You'd have to make, according to my calculations, \$20 an hour to be able to afford this, what we're calling affordable housing. I mean, I know there's a need for working class individuals. This is better than the \$1,700 to \$2,200, but again, with public dollars, I think we need to serve those who truly need this funding. So, I won't be supporting this. Thank you.

**Councilmember Molina** said so before we go too far off, this is actually an existing property. This property is standing. Councilmember LaWana Mayfield and I were at the ribbon cutting, and people live there. So, this isn't to like to approve something that's not already standing. This is actually to extend the benefit that's already in place. This is already an affordable housing unit, and it's walking distance, literally, the Eastland property is across the street. So, we have people who are at 50, 60 and 70 percent AMI, that before Eastland and the 30-acre property and the Mixed-Use Developments and the five-acre park, are going to be able to walk across the street to one of our most substantial economic drivers in the entire East Charlotte fabric. So, just because the 30 percent bracket is not covered in this project, we can't lose focus of the fact that 50, 60 and 70 are right there in all of these projects. The majority of these projects are actually income reserved; they're protected. So, the entire unit is already an affordable housing unit. The purpose of this particular funding opportunity is, what we call, post-construction, which is something that's new, where the City actually allows them to



extend the benefit, and they borrow the money and then they pay it back with interest. That's literally what this is. So, I know that we do have a lot of our community members that work in a subcontract form for the airport that are here that are speaking about wages, and I can only speak for myself in that, that's not lost on me, and I would assume none of the people who live here. So, I don't want that particular subject matter to be attached to something that is for the benefit and the greater good of community members. So, with that being said, Ms. Hefner, will you please explain what this particular item is, so that it's not lost in translation, please?

Ms. Hefner said yes, thank you, Councilmember Molina. This is a pilot that we are advancing to test out a post-construction bridge loan. So, your Housing Trust Fund provides gap financing, but for financing for construction, and it has always done that heavy lifting. Several years ago, you all had an opportunity before you to use Housing Trust Fund dollars to provide post-construction bridge loan, and declined that opportunity, but what that opportunity gave us was a chance to see that there are needs for affordable housing funding along the development cycle. So, there's pre-development, land acquisition, construction financing, and then post-construction, either lease up or stabilization. So, this is an opportunity to test out a post-construction loan. It's a million dollars of your Home Funding, so your Federal Home allocation. It does not impact your Housing Trust Fund balance. Yes, this is an already constructed low-income housing tax credit development off of Albermarle right there where Central comes across from the Eastland re-development. The developer has an opportunity to leverage this \$1 million into a very low interest loan from HUD that will help them reach their stabilization phase more quickly. The benefit to the City is that the developer has agreed to two things. One, to extend the affordability period an additional 10 years. So, currently it's at 40, per the North Carolina Housing Finance Agency, and they've agreed to extend to 40 years, and they've also agreed to set aside 19 units for vulnerable populations according to your Affordable Housing Funding Policy. In addition, they will be paying this bridge loan back over a period of seven years at three percent interest to the City. Those funds then come back into your Housing Development Fund, and you can recycle them and reallocate them, according to the guidelines of the Home Fund Program.

We have had some challenges leveraging home dollars for multi-family development, and we think that a post-construction opportunity will actually make it easier for developers to leverage our federal funds, and also to bring additional program income back into your Housing Development Fund for future allocation.

Ms. Molina said thank you, Ms. Hefner. So, with that being said, and I just want to make sure that that part is not lost in translation. This isn't free money to an existing person post-development. This is a loan where they pay the City back with interest, and then we take that money, and we recycle it from a federal program and use it to continue to create affordable housing.

Unknown said [inaudible] three percent. You only got three percent. Can a regular home buyer buy a home with three percent?

Ms. Molina said so, it's not buying a home, ma'am, it's renting, and you can't have a back and forth conversation with me, unfortunately, you can't at this moment, because you haven't been recognized at the podium. No offense to you. So, I just want to make sure that I put that part out there, so that it's not lost in translation. Also, 50 percent AMI, how much is that as far as earning is concerned, Ms. Hefner?

Ms. Hefner said so, 50 percent is about \$60,000 for a family of four. Our current AMI in Charlotte is \$112,000.

Ms. Molina said so, the current AMI for our city is \$112,000, and this is a family of four, they can live here, making \$60,000 combined income, that's everyone in the household?

Ms. Hefner said yes.

pti:pk

Ms. Molina said and 60 percent AMI is somewhere in that ballpark, how much? I mean, I know those figures aren't exact, but what I'm trying to do is paint a picture, again, so that it's not lost in translation, what's already been done and what the purpose of this particular item means.

**Councilmember Brown** said so I wanted to ask, I heard Councilmember Molina getting the explanation to it, so it's already standing, meaning that community is already filled? I just need a little bit more details on that. So, it's already standing, the community is already there, the development is already there in the community?

Ms. Molina said yes. Literally, if you're going down Albermarle Road, at the corner of Central and Albermarle, it's a development that's right there at the foot of those two where the Corridors meet, and it's already standing, it's already existing. This is what you call post-construction. So, it's already constructed, humans already live there. This is post-construction for them to extend the existing affordability for the people who are going to reside there, and then they pay us the money back.

Ms. Brown said but they need \$60,000 for a family of four?

Ms. Molina said no. See how it says here the 30 units would serve 50 percent AMI. So, a family of four making \$60,000 could live in these units. That's everybody in the house included making \$60,000 combined, could actually live in these units. Our average income is what Ms. Hefner said, \$112,000, is the average for our City. So, it's less than half of the average of the humans that live in our City can actually afford to live in these units already, before we extend any dollars to them at all. That's all I have, Madam Mayor.

Ms. Johnson said and here are the rents.

**Mayor Lyles** said I was wondering if Ms. Brown had any other comments?

Ms. Brown said I don't have any more questions.

The vote was taken and recorded as follows:

YEAS: Councilmembers Driggs, Graham, Mayfield, Molina, Peacock, and Watlington

NAYS: Councilmembers Brown and Johnson

Mayor Lyles said before we go on, I just want to make a note that in the last three items, this Council has placed almost \$2 million from the voters that supported affordable housing. So, we are working hard to deliver the various types, and I have to just say, a lot has been done by Ms. Mayfield and Ms. Watlington to make this discussion a lot easier for us as we continue how we can address housing and homelessness in our City. So, thank you very much to the voters that allow us to be in this position to have these kinds of conversations.

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#### **ITEM NO. 11: HAVENRIDGE AT SHARON AMITY AFFORDABLE HOUSING DEVELOPMENT SUPPORT REQUEST**

**Mayor Lyles** said Item No. 11 has been deferred by staff. It'll come back on the agenda on June 9, 2025.

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#### **ITEM NO. 12: LEASE OF CITY-OWNED PROPERTY ON SEIGLE AVENUE**

Motion was made by Councilmember Molina, and seconded by Councilmember Graham to (A) Adopt a resolution approving a lease agreement with Envision Charlotte for the lease of city-owned property at 932 Seigle Avenue (parcel identification number 081-115-01) and the adjacent parking lot at 1100 Otts Street (parcel identification number 081-114-53), and (B) Authorize the City Manager to negotiate and execute all documents necessary to complete this transaction and to amend the lease agreement consistent with the intent of the agreement.

**Councilmember Johnson** said I just want to lift up the work that they're doing at the Innovation Barn. They are kind of an incubator, if you will, for small businesses. There's an ecosystem for organizations like The Bulb and Waxhaw Worm and PowerUp USA, so I will be supporting this. I've also asked the Manager, and we have a copy of the other City-owned properties, where organizations have the opportunity for discounted rent. So, thank you.

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

The resolution is recorded in full in Resolution Book 55, at Page(s) 639-640.

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## **APPOINTMENTS TO BOARDS AND COMISSIONS**

**Mayor Lyles** explained the rules and procedures of the appointment process.

### **ITEM NO. 13: APPOINTMENTS TO THE FIREFIGHTER'S RELIEF FUND BOARD OF TRUSTEES**

The following nominees were considered for one appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028:

- Chris Formyduval, nominated by Councilmembers Anderson, Johnson, Mayfield, Mitchell, Molina, and Peacock
- Thomas Lineberger, nominated by Councilmember Graham

The results of the ballot were recorded as follows:

- Christ Formyduval, 6 votes, Councilmembers Anderson, Johnson, Mayfield, Mitchell, Molina, and Peacock
- Thomas Lineberger, 1 vote, Councilmember Graham

Mr. Formyduval was appointed.

**Councilmember Brown** said will you put it on record that I did not vote? I did not cast my vote. It's fine, but I just want it on record that I didn't.

**Councilmember Mayfield** said I do have something I would like to mention before we go, if we go into a closed session.

Mayor Lyles said we are going to go into a closed session right now.

Ms. Mayfield said but I think there was a question regarding everyone not turning in their ballots.

Ms. Brown said yes, she answered that question. I have also another question after you, Councilmember Mayfield.

\* \* \* \* \*

**Councilmember Mayfield** said okay, thank you, Councilmember Brown. I would like for us to pause with everything that's going on. I appreciate the fact that I had a chance to read the proclamation announcing our Clerk's Month, but I want to take a moment, because two big things have happened recently regarding our City Clerk for the City of Charlotte. One, I want to congratulate Ms. Stephanie Kelly, because she received the 2025 IIMC (International Institute of Municipal Clerks) Quill Award, of which that is the highest honor award that you can receive as a clerk across the nation. You are an International President, so this is an award of her peers, but this is the highest award that you can receive for City Clerks, the Quill Award, as well as she received the 2025 Program Excellence in Governance Award for the introduction of innovative customer service. She received that as our Municipal Clerk, because of the work that she's done with our Passport Office, so don't take that for granted that we have a Passport Office in the City, a lot of communities do not. So, I wanted to have a moment for us to congratulate and recognize Ms. Stephanie Kelly, and to be able to publically thank you for how you represent the City of Charlotte, not just domestically, but also internationally, and the highlight that you keep on our City in the work that you do. So, I appreciate, Mayor, you giving me that chance just to highlight, because I was able to steal a copy of the video of her award speech and I shared that personally, but wanted to use this moment for us to just, good news, we have staff out there doing some pretty amazing work.

Also, for our City Attorney, I wanted to find out from Attorney Fox a follow-up. There were conversations regarding you're doing some research on an investigation. I have shared, and I am also going to acknowledge and apologize, when we had a closed session meeting a couple of weeks ago prior to me getting sick, I left. The way our system is set up, because of North Carolina General Assembly legislative language, I must ask my colleagues to be recused in order to not be present at a closed session meeting. I have concerns regarding our closed session meetings, because quite a few of those meetings, honestly before we even leave the meeting, the information has been shared with the media, which is in direct opposition of one of the oath's that we take, but also legislative policy.

Mr. Fox, I need to get an understanding of what is the process for there to be any research on what ability or inability we have. Let's say, we announce from this dais that we're getting ready to go into closed session. If I was to say, okay, clerk, go ahead and put me down as a no, because I'm not going to be attending this closed session, I don't know if I would be able to do that, because the way that our policy language is written, you must be in attendance. If you are not in attendance than that is an automatic yes vote. What do you need in order for you to move forward to, one, do an investigation and/or identify can there be language to say, no cell phones, no smart phones, no nothing in our closed session, so that we can have a meeting that doesn't get reported to the media immediately afterwards, because there are a lot of important discussions that we have, and the information's going to be released through the Clerk's Office after decision anyway? Is that something that I can request, or is that something that has to come as a Council vote with majority? What does that look like?

**Anthony Fox, Interim City Attorney** said Councilmember Mayfield, there are several questions that you have raised in your address. First of all, you're correct. It's a product of the state law that provides that, if a member who attends a meeting leaves that meeting, that that member is counted in the affirmative as a vote, when they are not excused from that meeting. The law provides that you are excused when you can demonstrate to the Council that you have a financial or pecuniary interest in the matter. Absent that, your colleagues should not technically allow one to be excused. So, your ability to announce that you are a no vote, and not attend a closed session meeting, would not have the weight that you would like for it to have, because your vote would be counted in the affirmative.

Now, with regards to closed sessions, Councilmember Watlington has raised a question that the office is looking at about a bifurcated approach to the meeting, where you have a separate notice of the closed session as well as the Business Meeting, and we are

evaluating that option. There are some hurdles to that, but we are looking to respond to that.

With regards to, I think, your question regarding, I don't know if it's an investigation. The only thing I'm looking at right now, that's within my bailiwick, is the product of having done a disclosure for the Airport 25 bonds, and in that disclosure, we raised comments that were made, and I, in responding to that, assured to the bondholders that we will look into that, and that is something that I'm looking into, sufficient enough to provide a response, that we have looked at it and determined if there's no their, there, there's no their, there, but we've got to, as a point of due diligence, look into that issue. I hope I've answered your questions.

Ms. Mayfield said Mr. Fox, my apologies, because actually part of my question was asked incorrectly. I believe I sent you an email thanking you and saying I'm looking forward to whatever the results are, based off of an email previously sent. Yet, also in there, I think I asked the question, and if not, I'm going to ask it now. Is there a space for your office and/or the Manager's Office, to do an investigation, so that we on the Council, can have full transparency, if there is a member or members that is releasing information to the media when we are still in discussion of whatever the item that we go into closed session for? What would it take for that investigation to happen?

Mr. Fox said that will require a directive of this Council. It will require a majority vote of this Council to direct our office to look into issues around closed session meetings and provide a report or response. Partly, that may include our office doing it, or having an outside firm conduct that, but it would require the directive of this Council in order for us to undertake that engagement.

Ms. Mayfield said so a minimum of six votes? So, for clarification of a directive. If I am requested it, are you saying you will be able to move forward with an investigation, or that you would need a certain number of Council members to actually vote in order for that to happen?

Mr. Fox said yes, I view it as that would be a Council action, and action of this Council requires six votes.

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

**Councilmember Brown** said I don't know if that's related to that. I've got something totally different.

**Councilmember Johnson** said I would support that bifurcated approach, but I wanted clarification as far as the affirmative vote if a Council member is not present. I think when people heard about that, they were surprised that's how we operate. You said that's state legislation, and can that be changed from a Council perspective?

Mr. Fox said it's state law. It's not something I can control. It's not something your ordinances control. It's a product of the state statute, and it's clarified in the state statute. I believe it's either 160A-75 or 160A-175, one of those, I get them confused.

Ms. Johnson said so, does that statute allow Council to create their own policy around that?

Mr. Fox said no, it is a part of state law. We are a Dillon's Rule state. We only have the powers that are given to us by the General Assembly, and so that's what they have conferred upon governing bodies, not unique to Charlotte, it's municipalities in general.

Ms. Johnson said okay, thank you.

**Councilmember Molina** said just really quickly. So, just to be clear, because Councilmember Mayfield did bring up a few points in that, so I just want to double click on one portion of that comment in the duty to vote, and I don't know if that particular part

is governed by state statute. I think what I would add to that request is that if we're in a session and then we close a session and then we reopen a session, what we have then is the ability to decide whether our duty is applicable at that moment. So, if I'm present, unless I have an extenuating circumstance that prevents me from being present, would that in turn affect our duty to vote, because we actually have a sworn duty by our oath to vote on items. So, if I'm here right now, you guys close this session, go into a new session that's then closed, and I say, you know what, I don't want no part to that and I just leave, then am I forgoing my duty to vote?

Mr. Fox said the law assumes that when you were here, that that attendance continues if we were to go into closed session, and therefore, your failure to appear at the closed session, under the law, would be construed as an affirmative vote. Answering your questions.

Ms. Molina said okay.

Ms. Mayfield said from my understanding from Interim Attorney Fox, and for my question, what I'm going to ask you for is a referral to Committee. I think this would go into Budget and Intergovernmental Relations, for us to actually give the Attorney the ability to do the research and bring some specifics back to us. I, and I'm only going to speak in the I, personally have a concern with what we have witnessed repeatedly when it comes to our closed sessions. I also have a concern that whether it is an individual or multiple individuals, sharing information in regards to our closed session, whether that is a corporate discussion, possible relocation, which potentially can hurt our chances, whatever the conversation, HR (Human Resources) related conversations, that is creating a challenge, and it has been a challenge for a number of years. What I'm asking is for a referral for us to actually finally take the time to give the appropriate departments whatever they need to start this investigation, and to give us recommendations on what we can do, as a Council. Council does not have the ability to censor each other, but there has to be a level of accountability when we are having very sensitive conversations and that information is then being reported to the media, either verbatim or in some cases, incorrectly, and we do not know which one of the members is providing this information.

**Mayor Lyles** said I think that this is something that's really been important to all of us, but I also think that we shouldn't jump in just immediately. We are about to go into a closed session right now, in fact, tonight, not necessarily a long one, but I think that it would be helpful for all of us to be able to think about this, and then make a decision that's more than one person asking. Because I think we need to figure out how this would work, and what the other members of the Council would say. It would be great if we could have this debate right now, but we're going into a closed session right now, and I think that we should just hold on and see.

Ms. Mayfield said so, you don't think we should move it to committee, where we can actually have this conversation?

Mayor Lyles said I'm not so sure that we should move. I'm not saying that I have a position one way or the other on it. I'm just saying I think it be good for the Council to have some time to think it through, because I think one of the things that you said is, how do we do it, and I think that that's worth some thoughtfulness.

**Councilmember Watlington** said two quick things. So, the first thing is, you're correct. I asked that question about a month ago. You mentioned there were some challenges to bifurcating the meeting. At what point can we expect some conclusions to that?

Mr. Fox said yes, I hope to have a response to that perhaps by the end of this week. We've already done some research, so I just haven't reviewed it myself and kind of weighed in on it.

Ms. Watlington said okay, thank you. Then, the second thing. Well, I'll leave the second thing, just take a brevity. I'm done.

pti:pk

Ms. Brown said so in regards to SEIU (Service Employees International Union) and the airport workers coming down, I advocate for them and stand with them. So, I wanted to ask you, or either the City Attorney, I would like to ask for you to authorize the Budget Governance and Intergovernmental Relations Committee to investigate the safety and efficiency of airport operations, including but not limited to, researching the City of Charlotte's authority to implement policy to improve the safety and efficiency of airport operation and examining the measures to improve recruitment and retention of workers employed at the airport. So, how do we go about doing that? That's something that I am supporting and standing with the airport workers on. Now, if there's something we need to do [inaudible].

Mayor Lyles said I think that we have to have some understanding of what the City Attorney has provided us, how much debt we have or much opportunity we have, depending on what the state law is saying to us. I think that one time we had a meeting, and there were lots of conversations going back and forth, but it was not singular out there to do this. So, I think it would be good for us to think about how to do this and make a decision with the Attorney's advice on how this works, and be glad to do that.

Ms. Brown said okay, I can definitely work with Mr. Fox's Office.

Mr. Fox said, and I'll just add, I've opined before about the request that they are making under the case ordinance. We've had several communications back and forth. I sent a response to them today, in response to an end of April 2025, beginning of May 2025, communication they sent to me. The information that they continue to provide doesn't change the analysis. The analysis is dictated by the Wage and Hour Act, and under 160A-20. It does not change the clear reading of the law, guys. So, we still have restrictions around what we can do with regards to wage and hour considerations. I understand the merits, what they're asking for, and it's altruistic, it's noble, but we are restricted by law on what we can do and how far we can go.

Ms. Brown said so, yes sir, thank you for responding to that. I wanted to see some of the language that they've submitted over, and see some of the work that we've done to show that we're just trying to move progress forward for them. That's what I would like to see.

Ms. Watlington said just a follow-up to that. My understanding was, the last time that we met here, we were talking about a couple of different things, but the one that stuck out to me, I think Councilmember Johnson brought up, and it was related to our ability to review our procurement requirements as it relates to the output metrics. We wanted to make sure, as a Council, that we were expecting, not only the lowest responsible responsive bidder, but that particular KPIs (Key Performance Indicator) were met, and to the extent that the vendors or the bidders could prove that they could meet those KPIs, one of which would be employee recruitment and retention, that would be something that would within our purview. Whether or not that translates to wages, would be something for the bidders or the companies to decide, but my understanding, walking away from that discussion, was that it was within our purview to have that kind of policy discussion from a procurement angle within committee, and that was what I interpreted this new request to be. So, to the extent that that's what it is, I support Councilmember Brown's request.

Ms. Johnson said yes. So, Mr. Fox and I did have that conversation. We talked about the procurement policy, and we'd like to take a look at that. Councilmember Brown, if that was requesting a referral to Committee, and Councilmember Watlington seconded that?

Ms. Watlington said sure. I mean, I don't know that it can be in the form of a motion, because we weren't going to vote on this agenda item, but if so, then sure.

Ms. Brown said so, that's what I was just asking the Mayor, what would be the proper process?

Mayor Lyles said I know, and I think what I'm saying is that we all ought to be in this in a position that we all have the same information, and I think that that's going to be reliant upon our City Attorney to help us through this. I know that this is something that people are thinking about how we can do something, how do we make something, I think the Attorney said, noble things. These are things that I think about in a way that, how do we create jobs for people that pay better, and how do we do that? That's by getting behind people in a way that we can provide these opportunities for them. I've had this conversation many times with several of the people in this group, but I believe that we have the ability to think about how to create better jobs. If we leave some of these things with purpose, and with what we were doing with all of our work around the things that we believe in, I think, our values. So, right now, I think that we should go ahead, we're going to go into the closed session. We have a couple of things that we can talk with the Attorney about, and then we can see what we have leftover for what we want to do. I do not want to say that we can have a referral on something, with something this late in moment and time, and to say that we've all agreed upon it. We just have to do some more work together.

Ms. Johnson said well, can I just say one thing. During our Strategic Planning Session, I was very deliberate about asking how Council members can get something on the agenda, because I've been concerned for years that it takes six people to get something on the agenda. We were told directly that a Council member could request something on the agenda. You have at least three, possibly four, Council members that continually bring this up. We want to see a discussion move forward, be that from a Committee or on the dais. So, I think this is an opportunity to practice what we've discussed. We've asked, as Council members that we'd like to see a deeper discussion on this issue. We understand that we don't have the ability to control private employers' wages, but we do want to discuss our procurement policy. So, I think that we've made that ask formally, so it's your call now Mayor.

Mayor Lyles said well, I haven't said that we should not do something about procurement. What I said is we ought to have solid information for everyone that would be a part of this discussion. It's not just three of us. This is like all of us in this opportunity and what do we do with it. I would rather us start with a level playing field than just saying we're going to do something different, and this is the way we're going to do it. So, with that I'm going to go ahead, and we're going to have our closed session.

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#### **ITEM NO. 27: CLOSED SESSION (AS NECESSARY)**

Motion was made by Councilmember Graham, and seconded by Councilmember Peacock, to go into closed session pursuant to North Carolina General Statute 143-318.11(a)(3) to consult with the City Attorney to preserve the attorney/client privilege in the matter of City of Charlotte versus Toomey One, LLC.
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The vote was taken on the motion and recorded as follows:

YEAS: Councilmember Brown, Driggs, Graham, Johnson, Molina, and Peacock

NAYS: Councilmember Mayfield and Watlington

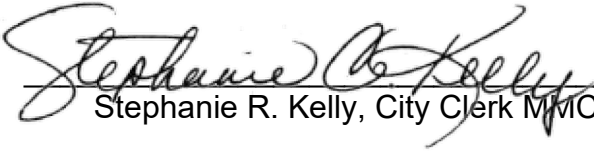
The meeting was recessed at 6:54 p.m. to move to CH-14 for a closed session.

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### ADJOURNMENT

The meeting adjourned at 7:19 p.m. at the conclusion of the closed session.

  
Stephanie R. Kelly, City Clerk MMC, NCCMC

Length of Meeting: 2 Hours, 6 Minutes  
Minutes completed: June 30, 2025