

City of Charlotte

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



Meeting Agenda

Monday, May 11, 2026

Council Chamber

City Council Business Meeting

Mayor Vi Lyles

Mayor Pro Tem James Mitchell

Council Member Dimple Ajmera

Council Member Dante Anderson

Council Member JD Mazuera Arias

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Renee Johnson

Council Member LaWana Mayfield

Council Member Joi Mayo

Council Member Kimberly Owens

Council Member Victoria Watlington

4:00 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.

[2026-5.11 Council Agenda QA](#)

2. Consent agenda items 24 through 43 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 Preview Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Preview Items

Data Centers

Staff Resource(s):

Alyson Craig, City Manager's Office

Time: Presentation - 15 minutes; Discussion - 30 minutes

Explanation

- Receive an update following Council discussion related to data center considerations.

MPTA Transition Update

Staff Resource(s):

Andrea Leslie-Fite, City Attorney

Time: Presentation - 15 minutes; Discussion - 30 minutes

Explanation

- Receive an update on the transition of CATS to the Metropolitan Public Transportation Authority.

[4.1 Data Centers presentation](#)

[4.2 MPTA Transition Update presentation](#)

[4.2 Draft Interlocal Agreement](#)

5. Closed Session (as necessary)

**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. Navy Week

Action:

Mayor Lyles will read a proclamation recognizing May 4 through 10 as Navy Week.

7. Public Works Week

Action:

Mayor Lyles will read a proclamation recognizing May 17 through 23 as National Public Works Week.

PUBLIC HEARING

8. Public Hearing and Decision on Sumitomo Mitsui Banking Corporation Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to Sumitomo Mitsui Banking Corporation, and
- B. Approve the city's Business Investment Grant to Sumitomo Mitsui Banking Corporation for a total amount not to exceed \$852,036 over 10 years.

Staff Resource(s):

Alyson Craig, City Manager's Office
Shahid Rana, Economic Development
Matt Dufore, Economic Development

Explanation

- On April 7, 2026, Sumitomo Mitsui Banking Corporation (SMBC) announced it would open its second U.S. headquarters in Charlotte.
- On March 23, 2026, City Council, in closed session, indicated their intent to approve this Business Investment Grant (BIG).
- Sumitomo Mitsui Banking Corporation (SMBC) has committed to a capital investment of \$50,536,697 and creation of 2,000 jobs to be hired with an average wage of \$165,686.

Background

- Sumitomo Mitsui Banking Corporation (SMBC) offers a broad range of financial services, including banking, securities, leasing, credit cards, and consumer finance.
- This will be the second U.S. headquarters for SMBC's Americas Division.

Business Investment Grant

- Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
- Property taxes due from SMBC must be paid before grant payments are made.
- If SMBC removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If SMBC moves the investment from Charlotte within 10 years of the end of the Business Investment Program (BIP) grant term, a portion of the grant must be repaid as follows:
 - Within one year of the end of the BIP Term: 90 percent of grant payments;
 - Within two years of the end of the BIP Term: 75 percent of the grant payments;
 - Within three years of the end of the BIP Term: 60 percent of the grant payments;
 - Within four years of the end of the BIP Term: 45 percent of the grant payments;
 - Within five years of the end of the BIP Term: 30 percent of the grant payments;
 - Within six years of the end of the BIP Term: 20 percent of the grant payments; and
 - Within seven to 10 years of the end of the BIP Term: 10 percent of the grant payments.

Fiscal Note

Funding: Business Investment Grant

9. Public Hearing on Municipal Service District 5 Boundary Expansion

Action:

Conduct a public hearing on the proposed expansion of Municipal Service District 5.

Staff Resource(s):

Alyson Craig, City Manager's Office

Shahid Rana, Economic Development

Policy

- State law allows cities to create municipal service districts (MSDs) to promote economic development and/or provide services at a higher level in the district than provided for the entire city.
- Urban development/redevelopment areas are one of the municipal services for which a district can be created.
- MSDs are funded through an assessment on all property owners within the district boundaries. All the money raised by the MSD assessment must be spent on district enhancement programs.
- In accordance with NC General Statute Section 160A-536, projects funded through MSD revenue may include (but are not limited to): expansions/improvements to support utility provision, street lighting, streets and sidewalks; construction of pedestrian and bicycle paths, construction of public buildings, improvements to relieve traffic congestion, improvements to reduce the incidence of crime, providing city services or functions in addition to or to a greater extent than those provided for the entire city, sponsoring events, promoting business investment and economic vitality, coordinating public private partnerships, and marketing support.
- NC General Statute 160A-538 requires a public hearing prior to decisions on MSD boundary expansion.

Explanation

- MSD 5 is operated by University City Partners.
- On January 16, 2026, University City Partners requested a boundary expansion for FY 2027.
- Council received information about the potential boundary expansion on January 29, 2026.
- On March 5, 2026, the Budget, Governance, and Intergovernmental Relations Committee received an overview of the potential boundary expansion.
- A boundary expansion of MSD 5 was included in the Manager's Proposed FY 2027 Budget, which was presented on May 4, 2026.
- Council will consider approval of the proposed boundary expansion as part of the FY 2027 Budget Adoption on June 8, 2026.

Boundaries

- The current MSD 5 boundary follows property lines and includes properties between the Highway 29/49 connector off Interstate 85 on the south, the rear property line of parcels on the west side of Mallard Creek Road on the west, Mallard Creek Church Road and some adjacent commercial properties on the north, and the rear property line of parcels on the east side of Highway 49 on the east.
- State law outlines several guidelines for determining boundaries of municipal service districts. Properties within the MSD 5 boundaries must satisfy at least one of the following guidelines:
 - Location in or surrounding existing or redeveloping concentrations of retail, office, or significant employment-generating uses,
 - Surrounding major institutional uses, such as a university or hospital, and
 - Location within 1,500 feet of major transportation and transit corridors, except for residential parcels which must be within 150 feet.
- The proposed MSD 5 boundary expansion extends the existing district north and northeast to include additional properties that are contiguous to, and functionally part of, the University City

Town Center, including:

- Properties beginning at the current northern edge of the district near JW Clay Boulevard and extending northward to include areas along and south of Mallard Creek Church Road between North Tryon Street on the west and Mallard Creek Road on the east;
 - Properties east of Mallard Creek Church Road including those bounded by University City Boulevard and the Mecklenburg County line, following parcel lines and natural edges where applicable; and
 - Properties located north of Interstate 85 in the vicinity of Pavilion Boulevard and surrounding parcels, while generally limiting further northern extension to areas consistent with existing development patterns and roadway boundaries.
- The proposed boundary continues to follow property lines and major transportation corridors, including North Tryon Street, JW Clay Boulevard, Mallard Creek Church Road, Mallard Creek Road, Interstate 85, and University City Boulevard, creating a contiguous and cohesive district that aligns with the primary commercial, retail, and economic activity areas of University City.

Community Input

- University City Partners utilized a mix of outreach methods to ensure diverse participation including listening sessions, public information sessions, digital outreach, and informational postcards.
- Key outcomes of engagement efforts include over 19,453 emails sent, 2,094 postcards mailed, 240 outreach surveys completed, and 286 in-person outreach interactions with rate payers.

Attachment(s)

Map

[Map - Current and Expanded MSD 5](#)

10. Public Hearing on Municipal Service District 5 Millage Rate Increase

Action:

Conduct a public hearing on the proposed Municipal Service District 5 millage rate increase.

Staff Resource(s):

Alyson Craig, City Manager's Office

Shahid Rana, Economic Development

Policy

- State law allows cities to create municipal service districts (MSDs) to promote economic development and/or provide services at a higher level in the district than provided for the entire city.
- Urban development/redevelopment areas are one of the municipal services for which a district can be created.
- MSDs are funded through an assessment on all property owners within the district boundaries. All the money raised by the MSD assessment must be spent on district enhancement programs.
- In accordance with NC General Statute Section 160A-536, projects funded through MSD revenue may include (but are not limited to): expansions/improvements to support utility provision, street lighting, streets and sidewalks; construction of pedestrian and bicycle paths, construction of public buildings, improvements to relieve traffic congestion, improvements to reduce the incidence of crime, providing city services or functions in addition to or to a greater extent than those provided for the entire city, sponsoring events, promoting business investment and economic vitality, coordinating public private partnerships, and marketing support.
- City Council adopted a policy, Municipal Service District: Property Owner Engagement Policy, effective October 14, 2019, which requires a public hearing prior to decisions on MSD millage rate increases.

Explanation

- MSD 5 was established in 2003 and is operated by University City Partners.
- The current MSD 5 boundary follows property lines and includes properties between the Highway 29/49 connector off Interstate 85 on the south, the rear property line of parcels on the west side of Mallard Creek Road on the west, Mallard Creek Church Road and some adjacent commercial properties on the north, and the rear property line of parcels on the east side of Highway 49 on the east.
- The current millage rate for MSD 5 is 2.62¢ per \$100 valuation. University City Partners has requested approval for a millage rate of 3.80¢ for FY 2027, a 1.18¢ increase from FY 2026.
- Council received information about the potential millage rate increase on January 29, 2026.
- On March 5, 2026, the Budget, Governance, and Intergovernmental Relations Committee received an overview of the potential millage rate increase.
- A millage rate increase for MSD 5 was included in the Manager's Proposed FY 2027 Budget, which was presented on May 4, 2026.
- Council will consider approval of the proposed millage rate increase as part of the FY 2027 Budget Adoption on June 8, 2026.

Community Input

- University City Partners utilized a mix of outreach methods to ensure diverse participation including listening sessions, public information sessions, digital outreach, and informational postcards.
- Key outcomes of engagement efforts include over 19,453 emails sent, 2,094 postcards mailed, 240 outreach surveys completed, and 286 in-person outreach interactions with rate payers.

Attachment(s)

Map

[Map - MSD 5 Existing Boundary](#)

11. Public Hearing on the Proposed Fiscal Year 2027 Operating Budget and Fiscal Years 2027-2031 Capital Investment Plan

Action:

Conduct a public hearing on the City Manager's Proposed Fiscal Year 2027 Operating Budget and Fiscal Years 2027-2031 Capital Investment Plan.

Committee Chair:

Malcolm Graham, Budget, Governance, and Intergovernmental Committee

Staff Resource(s):

Marcus Jones, City Manager

Marie Harris, Strategy and Budget

Matthew Hastedt, Finance

Explanation

- On May 4, 2026, the City Manager presented the Proposed Fiscal Year (FY) 2027 Operating Budget and FY 2027-2031 Capital Investment Plan. The proposed budget represents the city's proposed operating and capital budgets for the fiscal year which begins July 1, 2026.
- State law requires the city hold a public hearing following the presentation of the Manager's Proposed Budget and prior to the City Council adoption of the budget, currently scheduled for June 8, 2026.
- Charlotte's Proposed FY 2027 Budget was developed to lead the City of Charlotte toward addressing the most foundational and pressing needs of the city.

Proposed FY 2027 Operating and Capital Budgets Summary

- The City Manager's Proposed FY 2027 Operating Budget and FY 2027-2031 Capital Investment Plan were developed consistent with the City Council's strategic priorities. These priorities served as the foundational elements against which all FY 2027 budget decisions were measured.
- The proposed budget includes a property tax rate of 29.30¢ per \$100 of assessed valuation, a 1.89¢ increase from FY 2026.
- The proposed budget for the city consists of three major components supported by general tax revenues:
 - A General Fund budget of \$1.04 billion for FY 2027, representing a 10.5 percent increase from FY 2026, to support initiatives that will continue to deliver exceptional government services to the community;
 - A \$261.7 million Municipal Debt Service Fund; and
 - A \$520.1 million General Capital Investment Plan for FY 2027.

Proposed FY 2027 Budget Highlights

- Structurally balanced budget with a two-year lens that:
 - Preserves core services,
 - Advances Public Safety,
 - Invests in transformational Mobility+, and
 - Maintains reserves.
- Proposed 1.89¢ property tax increase dedicated to enhancing Public Safety.
- Continues Charlotte's achievement of affordability for government services, ranking lowest among North Carolina's largest cities with a population of 250,000 or above.
- Promotes recruitment and retention of Police and Fire employees in the Public Safety Pay plan with across the board pay increases, that are above typical pay plan years.
- Includes \$12.4 million in funding for police and fire vehicle replacements.
- Adds an additional 35 cars for the police take home vehicle program.

- Includes \$2.3 million to add Engine 46 at Miranda Road Infill Station.
- Adds funding for Fire to include Field Technicians for the three Operations Division Chiefs (\$366,225) and two civilian support positions to improve fire training and response times (\$225,298).
- Reserves funding for a commercial burn building for fire training and moves forward on a schedule to construct new or replacement Fire facilities every two years.
- Provides funding for a new helicopter hangar for Police.
- Invests in small businesses and neighborhoods with \$600,000 for Business District Organizations and Main Street programs, \$500,000 for Neighbors Building Neighborhoods, \$500,000 for the Business Matching Grant program to revitalize business corridors.
- Elevates engagement by creating a new partnership with Foundation for the Carolinas to enhance engagement, adding a new International Relations Manager position, and strengthening the Office of Constituent Services team to advance community engagement with seven positions (six support specialists and one communications specialist).
- Invests in youth with \$500,000 to support youth internships at the city in FY 2027 and a \$1.5 million commitment to the expanded Road to Hire program.
- A new sales tax in FY 2027, which is projected to generate \$100 million in FY 2027 to be used for mobility projects.
- Matches the historic 2024 Transportation and Neighborhoods Bonds at \$300 million.
- Matches the historic 2024 Housing Bond plus a one-time bump of \$25 million to support anti-displacement efforts.

Proposed FY 2027 Employee Compensation and Benefits

- Increases the minimum pay to \$25 per hour or \$52,000 per year for non-temporary, full-time general city employees.
- Funds a four percent compensation increase for general hourly employees (1.5 percent in July and a 2.5 percent merit pool in November).
- Provides a four percent merit pool for salaried employees.
- Provides a 10 percent pay increase for eligible sworn Police personnel in the Public Safety Pay Plan and a seven percent pay increase for eligible sworn Fire personnel in the Public Safety Pay Plan.
- Provides for increases in the city's contribution to the Local Government Employees' Retirement System and Charlotte Firefighters' Retirement System in order to responsibly fund the city's pension liabilities.
- Covers the majority of healthcare increases for employees and increases the city's employer contribution to city-provided medical, dental, and other employee benefits by 12.5 percent.
- Continues flexible work options for feasible positions.
- Continues pay incentives including:
 - Second and third shift differential pay,
 - Language incentives,
 - CDL incentive for General Fund employees, and
 - Military and education incentives for Police and Fire personnel in the Public Safety Pay Plan with a new option to stack associate's degree and military incentives.
- Continues employee programs including:
 - Pre-paid tuition assistance,
 - Career coaching,
 - Rental and down payment assistance, and
 - Financial counseling and assistance.

Proposed FY 2027 Nongeneral Departments' Revenue

- Charlotte Water: The FY 2027 Water and Sewer Fee for the typical homeowner is proposed to increase by 5.74 percent. The typical homeowner would experience a \$4.41 per month increase.
- Storm Water: The FY 2027 Storm Water Services Fee is proposed to increase by 4.44 percent. The typical homeowner would experience a \$0.48 per month increase.
- Aviation: Select non-regulatory fees were adjusted based on Aviation's cost-recovery model.
- CATS: In FY 2027, CATS' fares will remain the same as in FY 2026.

Proposed FY 2027 Financial Partners and Outside Agency Funding

- Funds seven General Fund Discretionary Organizations with \$891,012 and funds Crisis Assistance Ministry with an additional \$425,000 from Innovative Housing Pay-As-You-Go (PAYGO) for a total of \$515,000 for Crisis Assistance Ministry.
- The FY 2027 recommended budgets for Charlotte Center City Partners, University City Partners, and SouthPark Community Partners (Municipal Service Districts #1-6) support economic, cultural, and social development within designated districts. Their allocations are based on the valuation of properties in their respective districts.
 - The Proposed FY 2027 tax rate in Municipal Service District 5 (University City) includes a 1.18¢ increase from the FY 2026 Budget, for a total rate of 3.80¢ per \$100 assessed valuation.
- The Charlotte Regional Visitors Authority's budget reflects an increase of 2.5 percent over FY 2026.

Proposed FY 2027-2031 Capital Investment Plan (CIP)

- The five-year total Proposed FY 2027-2031 CIP is \$7.93 billion (this includes the total General CIP, as well as the five-year capital plan totals for nongeneral departments: Aviation, CATS, Charlotte Water, and Storm Water).
- The five-year General CIP totals \$1.72 billion (this includes general obligation bonds, other sources, reappropriation of prior authorization, and PAYGO funds).
- The nongeneral departments' five-year capital plans total \$6.22 billion and are summarized below:
 - Aviation totals \$1.98 billion,
 - CATS totals \$1.24 billion,
 - Charlotte Water totals \$2.57 billion, and
 - Storm Water totals \$423 million.
- The Proposed FY 2027-2031 General CIP includes:
 - Funding reserved for a commercial burn building for fire training;
 - Funding reserved for a new or replacement Fire facility planned for every two years;
 - \$10 million in FY 2027 to construct a new helicopter hangar for Police, with another \$10 million planned in FY 2028;
 - Funding to advance and complete the Animal Care and Control Satellite Adoption Center project with \$12 million in FY 2027 and \$10.5 million planned in FY 2028;
 - A new Mobility PAYGO Program to provide a sustained source of cash funding for smaller-scale transportation programs, including \$7 million to support the acceleration of early-stage future transportation projects;
 - A new steady state Housing Bond of \$100 million plus a one-time increase of \$25 million to support anti-displacement, making the proposed 2026 Housing Bond the largest in city history at \$125 million;
 - \$300 million total of 2026 Transportation and Neighborhood Bonds, matching the historic 2024 bond levels, which include:
 - \$60 million for Strategic Investment Areas (SIAs), which will be expanded to the Corridors of Opportunity;
 - \$22 million for Vision Zero projects;
 - \$50 million for sidewalks;
 - \$10 million for bicycle facilities;
 - \$2 million for a new Orphan Roads program;
 - \$100 million to deliver seven mobility projects by 2030 (Big Moves), which include:
 - Eastway/Shamrock Intersection,
 - Bryan Farms Road Phase 2,
 - Robinson Church Road,
 - Ashley/Freedom/Tuckaseegee Intersection,
 - Brown-Grier Road,
 - DeArmon Complete Street, and
 - Shamrock Drive Complete Street; and

- \$5.95 million for Mobility+ programming to proactively build workforce and small business capacity alongside increased capital transportation investments.

Budget Process

- The following is the Council-adopted remaining budget meeting schedule:
 - May 18 Budget adjustments,
 - June 1 Budget straw votes, and
 - June 8 Budget adoption.
- State law requires local governments to adopt a budget by July 1 of each year.
- A complete copy of the proposed budget is available online at:
<https://charlottenc.gov/budget/Pages/default.aspx>

Attachment(s)

Proposed FY 2027 Budget Presentation

[FY 2027 Proposed Budget presentation](#)

POLICY

12. City Manager's Report

13. I-77 Resolution

Action:

Council to consider proposed resolution.

[26 0511Approved I-77 Resolution](#)

BUSINESS

14. 2026 Water Sewer Revenue Bonds and Construction Period Financing

Action:

- A. **Adopt bond orders and resolutions authorizing and approving issuance of Water Sewer Revenue Bonds and Revenue Bond Anticipation Notes and calling for the execution and delivery of various documents necessary to complete the sale,**
- B. **Provide for the issuance of Water Sewer Revenue Bonds in an amount not to exceed \$570,000,000 to refund outstanding 2024 Bond Anticipation Notes and callable Water and Sewer Refunding Revenue Bonds series 2015 and 2018,**
- C. **Provide for the issuance of Water Sewer Construction Period Financing in an amount not to exceed \$530,000,000,**
- D. **Provide for the issuance of additional Water Sewer Revenue Bonds for optional redemption to refund all or a portion of the city's outstanding Water and Sewer System Refunding Revenue Bonds for approximately \$633,000,000 Series 2018, Series 2019, and series 2020 through tender and purchase of such bonds, and**
- E. **Adopt a budget ordinance appropriating \$1,203,000,000 in revenue bond proceeds to the Charlotte Water Revenue Bond Debt Service Fund.**

Staff Resource(s):

Matt Hastedt, Finance
Angela Charles, Charlotte Water
Melissa Westfall, Charlotte Water

Explanation

- At the April 13, 2026, Business Meeting, City Council authorized the application to the Local Government Commission for debt issuance to fund Charlotte Water Capital Investment Plan projects and to refund existing debt.
- This action provides for the issuance of up to \$570 million comprised of the following:
 - Refunding of the 2024 construction period financing, which utilized a Bond Anticipation Note (BAN), of approximately \$505 million. In 2024, the city obtained the BAN to fund projects on a short-term, interim basis and planned to convert it to long-term, fixed rate revenue bonds at the end of the 24-month construction period.
 - Refunding of the callable Water and Sewer Refunding Revenue Bonds series 2015 and 2018 up to \$65 million for economic savings.
- This action also authorizes a new construction period financing program for up to \$530 million to provide for the short-term financings for projects in active construction or design.
 - Construction period financing such as Bond Anticipation Note (BANs) and Commercial Paper (CP), are commonly used debt financing tools used by municipal governments to help provide short term interim financing to capital projects.
 - Utilizing Construction Period Financings reduces interest cost, promotes rate stability, and provides flexibility in the timing of the spending.
 - The 2026 Construction Period Financing of up to \$530 million is planned in two steps: a short-term construction period draw program lasting up to 36 months, which will then be converted into long-term, fixed rate revenue bonds.
- This action also provides for the issuance of additional Water Sewer Revenue Bonds to be used to refund all or a portion of approximately \$633,000,000 bonds outstanding for the city's non-callable Water and Sewer Refunding Revenue Bonds series 2018, 2019, and 2020 through purchase of such bonds upon tenders but will only be issued if and to the extent the city is able to achieve debt service savings.

- The revenue bonds and construction period financing will provide funding for projects concentrated in three areas:
 - Maintenance of existing treatment facilities to ensure reliable treatment process and regulatory compliance;
 - Rehabilitation and replacement of existing water and sewer infrastructure that has met its useful performance life; and
 - Water and sewer infrastructure capacity and expansion due to growth of the service area.
- These actions do not require rate increases.

Fiscal Note

Funding: Charlotte Water Revenue Bond Debt Service Fund

Attachment(s)

Bond Orders

Resolutions

Budget Ordinance

[Bond Anticipation Note Resolution - Charlotte Water and Sewer BANs, Series 2026](#)

[Bond Order - Charlotte Water and Sewer Bond Anticipation Note, Series 2026](#)

[Bond Order - Charlotte Water and Sewer Revenue Bonds, Series 2026](#)

[Bond Resolution - Charlotte W&S Revenue Bonds, Series 2026](#)

[Budget Ordinance - FY 2026 WS Revenue Bonds](#)

NOMINATIONS

15. 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 partial term recommended by the Black Chamber of Commerce beginning upon appointment and ending April 28, 2027.
 - Charlene Henderson did not meet attendance requirements.
- One appointment for a three-year term recommended by the Certified SBE-Hispanic Contractors Association beginning April 29, 2026, and ending April 28, 2029.
 - Domenico Santilli is ineligible for reappointment.
- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning April 29, 2026, and ending April 28, 2029.
 - Catherine Morrison did not meet attendance requirements.
- One appointment for a three-year term recommended by the LGBT+ Chamber of Commerce beginning July 1, 2026, and ending June 30, 2029.
 - John Castano Gallego is eligible for reappointment.
- One appointment for a three-year term recommended by the National Association of Women Business Owners beginning April 29, 2026, and ending April 28, 2029.
 - Marise Fernandes Kumar has served two terms and is ineligible for reappointment.
- One appointment for a three-year term recommended by the Metrolina Minority Contractors Association beginning April 29, 2026, and ending April 28, 2029.
 - Melody Compton did not meet attendance requirements.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning April 29, 2026, and ending April 28, 2029.
 - Gregory Bryant did not meet attendance requirements.

Attachment(s)

Business Advisory Committee Applications

16. Nominations to the Charlotte Business Inclusion 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 recommended by the Carolinas Association of General Contractors beginning March 1, 2026, and ending February 28, 2029.
 - Sharon Walters has resigned.
- One appointment for a three-year term recommended by the Hispanic Contractors Association of the Carolinas beginning March 1, 2026, and ending February 28, 2029.
 - Carolina Shoffner has resigned.
- One appointment for a three-year term recommended by the LGBT+ Chamber of Commerce beginning March 1, 2026, and ending February 28, 2029.
 - Ciara Lilly has resigned.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning March 1, 2026, and ending February 28, 2029.
 - Rebecca LaClaire has resigned.

Attachment(s)

Charlotte Business Inclusion Advisory Committee Applications

17. 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, 2026, and ending June 30, 2029.
 - Joseph Hoff is eligible for reappointment.

Attachment(s)

Charlotte International Cabinet Applications

18. Nominations to the Charlotte Water Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Financial Expert category representative for a partial term beginning upon appointment and ending June 30, 2027.
 - Cemental Grayson Rountree did not meet attendance requirements.

Attachment(s)

Charlotte Water Advisory Committee Applications

19. Nominations to the Civil Service Board

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 May 16, 2026, and ending May 15, 2029.
 - Joshua Loyd is eligible for reappointment.

Attachment(s)

Civil Service Board Applications

20. 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 three-year term beginning July 1, 2026, and ending June 30, 2029.
 - Sean Sullivan is eligible for reappointment.

Attachment(s)

Historic District Commission Applications

21. Nominations to the Historic Landmarks Commission

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 July 16, 2027.
 - Christina Benton has resigned.
- One appointment for a three-year term beginning July 17, 2026, and ending July 16, 2029.
 - Charlie Miller is eligible for reappointment.

Attachment(s)

Historic Landmarks Commission Applications

22. Nominations to the Neighborhood Matching Grants Fund

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Non-Profit Sector Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
 - Phillip Gusman has served two terms and is ineligible for reappointment.

Attachment(s)

Neighborhood Matching Grants Fund Applications

23. 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 Representative of Persons with Disabilities for a partial term beginning upon appointment and ending June 30, 2026, and a three-year term beginning July 1, 2026, and ending June 30, 2029.
 - Melanie Dunston has resigned.

Attachment(s)

Passenger Vehicle for Hire Board Applications

CONSENT

24. Animal Care and Control Adoption Center Project

Action:

Approve a contract amendment in the amount of \$7,315,090 with Albion General Contractors, Inc. for an early site package of the Animal Care and Control Adoption Center project.

Staff Resource(s):

Phil Reiger, General Services
Kathleen Cishek, General Services
Catherine Buchhofer, General Services

Explanation

- The Animal Care and Control Adoption Center will accommodate the growing number of animals coming into the main facility on Byrum Road while also providing a dedicated, accessible location for the public to meet, adopt, and foster animals in need of permanent homes.
- The adoption center will be over 30,000 square feet and will include dog kennels and dedicated space for cats, small pets, and kittens.
- The facility will be located at 5400 South Tryon Street in Council District 3.
- On January 17, 2025, following a competitive selection process, City Council approved a contract with Albion General Contractors, Inc. in the amount of \$1,529,572 for Design-Build design services for the Animal Care and Control Adoption Center project. Based on the design, a guaranteed maximum price (GMP) for an early site package was developed.
- The early site package includes initial site preparation activities such as erosion control, tree removal, clearing, and grading to prepare the site for construction. Completing this work early expedites overall project delivery.
- A second amendment to be issued at a later date will encompass the remaining construction services.
- 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.
- The project is anticipated to be complete by second quarter of 2028.

Charlotte Business INclusion

The city negotiates subcontracting participation for Design-Build contracts after the firm is selected, and scopes of work are defined for design and construction services. Albion General Contractors, Inc. has established project goals of 6.00% MBE and 12.00% WSBE participation. Albion General Contractors, Inc. has the opportunity to increase the goal throughout the life of the project.

Fiscal Note

General Capital Investment Plan

Attachment(s)

Map

[Map - AC&C Adoption Center](#)

25. NASCAR Hall of Fame Improvement Project

Action:

- A. Approve a guaranteed maximum price not to exceed \$12,500,000 with Holder Construction Group LLC for Construction Manager at Risk services for the construction of the NASCAR Hall of Fame Improvement Project, and**
- B. Authorize the City Manager, or his designee, to negotiate, execute, amend, and modify the contracts consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Phil Reiger, General Services
Kathleen Cishek, General Services
Cathy Buchhofer, General Services

Explanation

- The NASCAR Hall of Fame welcomes more than 200,000 visitors each year, 65 percent of whom stay overnight, and engages approximately 21,000 students annually through its education program.
- On November 24, 2025, City Council approved \$25 million in capital improvements to the NASCAR Hall of Fame.
- This project will create flexible learning and multi-purpose spaces, incorporate the NASCAR studio into a new merchandise shop, and improve entry, guest flow, and security to enhance the visitor experience.
- This Guaranteed Maximum Price contract with Holder Construction Group LLC is for the initial phase of construction to expedite project delivery.
- Construction Manager at Risk services can consist of multiple phases including pre-construction, early work packages, and the construction phase.
- The pre-construction phase contract with Holder Construction Group LLC was executed on February 24, 2026, in the amount of \$458,099. A contract for the remainder of the construction phase will be brought to Council for approval in the summer of 2026.
- The project is anticipated to be complete by the first quarter of 2028.

Charlotte Business INclusion

The city has negotiated an overall project goal of 12.00% MBE and 10.00% WSBE. Because this is a Construction Manager at Risk, Holder Construction Group LLC has the opportunity to add Minority (MBE), Women (WBE), or Small (SBE) Business Enterprise participation throughout the life of the Project.

Fiscal Note

Funding: NASCAR Hall of Fame Tax Fund

26. Rea Road Widening

Action:

Authorize the City Manager to execute a contract in the amount of \$9,215,000 to the lowest responsive, responsible bidder Sealand Contractors Corp for the Rea Road Widening (Interstate 485 to Williams Pond Lane) Project.

Staff Resource(s):

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

Explanation

- This project, located in Council District 7, will improve mobility along Rea Road between Interstate 485 and Williams Pond Lane by adding through lanes and turn lanes.
- Improvements will also include increased turn lane capacity at the intersections of Piper Station Drive and Ballantyne Commons Parkway.
- North Carolina Department of Transportation (NCDOT) will contribute \$6,973,340 toward the cost of the project.
- On April 10, 2026, the city issued an Invitation to Bid; three bids were received.
- Sealand Contractors Corp was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by third quarter of 2029.

NCDOT Minority and Woman Business Enterprise

In accordance with the USDOT Interim Final Rule, at this time, State MWBE goals cannot be established on contracts executed after October 3, 2025.

Fiscal Note

Funding: General Capital Investment Plan and North Carolina Department of Transportation funding

Attachment(s)

Map

[Map - Rea Road Widening](#)

27. Remount Road at West Boulevard Intersection Improvements

Action:

Approve a contract in the amount of \$1,286,501.70 to the lowest responsive, responsible bidder Husky Construction Corp. for the Remount Road at West Boulevard Intersection Improvements Project.

Staff Resource(s):

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

Explanation

- This project will improve mobility and safety at the intersection of Remount Road and West Boulevard located in Council District 3 and the West Boulevard Corridor of Opportunity.
- Improvements will increase pedestrian walkability, improve transit access, and support placemaking while incorporating the history and culture of the surrounding community along the corridor.
- Work will include sidewalks, a decorative plaza, concrete seat walls, bus shelters with amenities, landscaping, and public art.
- On February 24, 2026, the city issued an Invitation to Bid; six bids were received.
- Husky Construction Corp. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2028.

Charlotte Business INclusion

Established MBE Goal: 5.00%

Committed MBE Goal: 5.83%

Husky Construction Corp. exceeded the established subcontracting goal and has committed 5.83% (\$75,000) of the total contract amount to the following certified firm(s):

- Streeter Trucking Company Inc. (MBE) (\$75,000) (hauling)

Established WSBE Goal: 14.00%

Committed WSBE Goal: 14.69%

Husky Construction Corp. exceeded the established subcontracting goal and has committed 14.69% (\$189,000) of the total contract amount to the following certified firm(s):

- C & M Recycling, Inc. (WBE) (\$8,000) (materials)
- JM Custom Construction LLC (WSBE) (\$181,000) (concrete)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Remount Rd at West Blvd Intersection Improvements](#)

28. River District Firehouse 44 Design-Build Project

Action:

Approve a guaranteed maximum price in the amount of \$17,635,415 with Samet Corporation for construction services for the River District Firehouse 44 Design-Build project.

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Catherine Buchhofer, General Services

Explanation

- River District Firehouse 44 was identified in the Construct Fire Facilities Program and included in the Fiscal Year 2024 Adopted Budget.
- The River District Firehouse will be located at 7800 Dixie River Road in Council District 3 and will help manage response time standards and alleviate high call volume for surrounding firehouses.
- On October 28, 2024, following a competitive solicitation process, City Council approved a contract with Samet Corporation in the amount of \$1,595,789 for the design phase of the River District Firehouse 44 Design-Build Project.
- This contract amendment will complete 100 percent design and include construction services for the project.
- 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.
- The project is anticipated to be complete by first quarter of 2028.

Charlotte Business INclusion

The city negotiates subcontracting participation for Design-Build contracts after the firm is selected, and scopes of work are defined for design and construction services. Samet Corporation has established project goals of 15.00% MBE and 10.00% WSBE participation. Samet has the opportunity to increase the goal throughout the life of the project.

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - River District Firehouse 44 Design-Build Project](#)

29. Charlotte Water On-Call Professional Engineering Services

Action:

- A. Approve contracts for on-call professional engineering services for a term of three years with the following:**
- **Black & Veatch International Company,**
 - **Brown & Caldwell, Inc.,**
 - **CDM-Smith, Inc.,**
 - **CMTA, Inc.,**
 - **Garver,**
 - **Gavel & Dorn Engineering,**
 - **GHD,**
 - **Hazen & Sawyer, P.C.,**
 - **HDR Engineering of the Carolinas,**
 - **Highfill Infrastructure (SBE),**
 - **Southeastern Consulting Engineers Inc. (SBE),**
 - **Stantec,**
 - **Sturgill Engineering PA, and**
- B. Authorize the City Manager to renew the contracts for one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- Charlotte Water requires professional engineering services for:
 - Facilities and infrastructure projects;
 - Water and wastewater conveyance analysis, system modeling, and design;
 - Industrial and commercial electrical work; and
 - Structural, civil, and building systems.
- On December 30, 2025, the city issued a Request for Qualifications (RFQ); 37 responses were received.
- The selected companies are the best qualified firms to meet the city's needs based on demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Annual aggregate expenditures are estimated to be \$8,000,000.

Charlotte Business INclusion

Southeastern Consulting Engineers, Inc. and Highfill Infrastructure are city-certified SBEs. The city negotiates subcontracting participation after the proposal selection process. Each of the firms listed identified certified firm(s) to be utilized as scopes of work are defined:

Black & Veatch International Company

- AME Consulting Engineers, PC (SBE) (building and mechanical design)
- Avioimage Mapping Services, Inc. (SBE) (aerial mapping)
- CES Group Engineers, LLP (WBE) (subsurface utility engineering and traditional survey services)
- CriTek Engineering Group, P.C. (MBE, SBE) (design and construction support services)
- Froehling & Robertson, Inc. (MBE) (geotechnical, testing, special inspections, and environmental)
- Richa Graphics (SBE) (reprographics)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical engineering services)
- Tidemark Land Services (SBE) (land surveying)

Brown & Caldwell, Inc.

- Forrest Geomatics PLLC (SBE) (surveying services)
- Froehling & Robertson, Inc. (MBE) (geotechnical investigations, construction material testing, and/or inspection services)
- Habitat Assessment and Restoration Professionals, Inc. (WBE, SBE) (wetlands and environmental fieldwork)
- Hinde Engineering, Inc. (SBE) (permitting assistance and pipeline design services)
- Richa Graphics (SBE) (reproduction services)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical design)

CDM Smith, Inc.

- AME Consulting Engineers, PC (SBE) (mechanical and plumbing engineering services)
- Avioimage Mapping Services, Inc. (SBE) (aerial photography)
- CES Group Engineers, LLP (WBE) (surveying and subsurface utility engineering)
- EDT, PLLC (MBE) (field engineering and inspections)
- Froehling & Robertson, Inc. (MBE) (geotechnical engineering and drilling)
- Richa Graphics (MBE, SBE) (printing and documentation reproduction)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical engineering)
- Stewart Engineering, Inc. (MBE) (surveying and subsurface utility engineering)

CMTA, Inc.

- Neighboring Concepts, PLLC (MBE) (architectural services)

Garver

- Avioimage Mapping Services, Inc. (SBE) (aerial photography)
- Froehling & Robertson, Inc. (MBE) (geotechnical evaluation and materials testing)
- Neighboring Concepts, PLLC (MBE) (architecture)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical engineering)
- The Survey Company, Inc. (SBE) (surveying and subsurface utility engineering)

Gavel & Dorn Engineering

- CG2 Exploration LLC (SBE) (subsurface exploration drilling)
- Southeast Geomatics Group LLC (SBE) (professional land surveying services)

GHD

- Avioimage Mapping Services, Inc. (SBE) (aerial survey)
- CES Group Engineers, LLP (WBE) (surveying and subsurface utility engineering)
- CriTek Engineering Group, P.C. (MBE, SBE) (engineering support)
- Froehling & Robertson, Inc. (MBE) (geotechnical)
- Habitat Assessment and Restoration Professionals, Inc. (WBE, SBE) (environmental)
- Richa Graphics (SBE) (reproduction)
- Sweetwater Utility Exploration LLC (WBE) (subsurface utility locate)

Hazen & Sawyer, P.C.

- Amplify Consulting LLC dba Civility Localized (MBE, SBE) (community outreach and engagement)
- Avioimage Mapping Services, Inc. (SBE) (aerial mapping)
- CES Group Engineers, LLP (WBE) (surveying)
- EDT, PLLC (MBE) (supplemental construction field services)
- Froehling & Robertson, Inc. (MBE) (geotechnical engineering investigations)
- Gulf Coast LLC (SBE) (real estate/easement acquisition)
- Lawrence Associates, PA (SBE) (surveying)
- Mid-Carolina Reprographics (WBE) (document reproduction)
- Neighboring Concepts, PLLC (MBE) (architecture)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical engineering)
- Sweetwater Utility Exploration, LLC (WBE) (subsurface utility locates)

HDR Engineering of the Carolinas

- AME Consulting Engineers, PC (SBE) (mechanical, electrical, plumbing)
- Amplify Consulting LLC dba Civility Localized (MBE, SBE) (strategic communications)
- Avioimage Mapping Services, Inc. (SBE) (aerial survey)
- Capstone Civil Engineering, Inc. (MBE, SBE) (geotechnical)
- CES Group Engineers, LLP (WBE) (surveying)

- CriTek Engineering Group, PC (MBE, SBE) (conveyance, resident project representative)
- Froehling & Robertson, Inc. (MBE) (geotechnical, special inspections)
- Highfill Infrastructure Engineering PC (SBE) (civil engineering)
- Richa Graphics (SBE) (printing)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical)

Highfill Infrastructure (SBE)

- Carolina Wetland Services, Inc. (WBE, SBE) (environmental and permitting support)
- CriTek Engineering Group, PC (MBE, SBE) (engineering and construction support)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical engineering services)
- Tidemark Land Services (SBE) (surveying)

Southeastern Consulting Engineers, Inc. (SBE)

- Capstone Civil Group, Inc. (MBE) (subsurface geotechnical support)
- Mid-Carolina Reprographics (WBE) (document reproduction)
- Sweetwater Utility Exploration, LLC (WBE) (subsurface utility locates)
- Tidemark Land Services (SBE) (surveying)

Stantec

- Avioimage Mapping Services, Inc. (SBE) (aerial survey, LiDAR)
- Carolina Wetland Services, Inc. (WBE, SBE) (wetland delineation and environmental permitting)
- CriTek Engineering Group, PC (MBE, SBE) (civil/site design)
- Froehling & Robertson, Inc. (MBE) (geotechnical investigation)
- Lawrence Associates, PA (SBE) (survey and SUE investigation)
- Richa Graphics (SBE) (printing)
- Southeastern Consulting Engineers, Inc. (SBE) (electrical systems design)

Sturgill Engineering, PA

- Richa Graphics (MBE, SBE) (signage, printing, and document reproduction)
- Smart Electric Company, Inc. (WBE) (field data collection)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

30. Water and Sanitary Sewer Service Installations

Action:

Approve a contract in the amount of \$8,585,958.70 to the lowest responsive, responsible bidder Fuller & Co. Construction, LLC for the installation of water and sanitary sewer service connections.

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- This contract is for small diameter water and sanitary sewer service installations.
- On March 11, 2026, the city issued an Invitation to Bid; five bids were received.
- Fuller & Co. Construction, LLC was selected as the lowest responsive, responsible bidder.
- This project is anticipated to be complete by the second quarter of 2028.

Charlotte Business INclusion

Established MWSBE Goal: 10.00%

Committed MWSBE Goal: 4.26%

Fuller & Co. Construction, LLC failed to meet the established contract goal but earned the required minimum Good Faith Effort Points. Fuller & Co. Construction, LLC has committed 4.26% (\$365,500) of the total contract amount to the following certified firm(s):

- Mohawk Traffic Services LLC (SBE) (\$90,000) (traffic control)
- J. T. Wilson Hardscapes & Concrete (SBE) (\$185,500) (concrete)
- Safeway Traffic Control, Inc. (WBE) (\$90,000) (traffic)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

31. Water Transmission Main Improvements and Repair

Action:

Approve a contract amendment for \$4,317,453 to State Utility Contractors, Inc. for additional Design-Build design and construction services for the Water Transmission Improvements and Repairs Project.

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- On June 8, 2020, following a competitive solicitation process, City Council approved a contract with State Utility Contractors, Inc. in the amount of \$1,923,793 for Design-Build design services for Water Transmission Main Improvements and Repairs.
- This contract amendment includes:
 - Design of a water transmission main in the Iron District along Cedar Street in Council District 2,
 - Design for replacing a water transmission main in Old Statesville Road from Gibbon Road to Pete Brown Road in Council District 2, and
 - Construction costs for replacing an existing valve necessary for distribution system on Old Statesville Road near Independence Hill Road adjacent to Council District 4.
- Requests for the approval of additional guaranteed maximum prices for construction of various project segments will be presented to City Council in the future.
- The project is anticipated to be complete by the first quarter of 2027.

Charlotte Business INclusion

The city negotiates contract participation for Design-Build contracts after scopes of work are defined for construction services. State Utility Contractors, Inc. has committed (\$136,125) or 3.15% of the contract amendment for design and construction services to the following certified firm(s):

- Froehling & Robertson, Inc. (MBE) (\$14,225) (geotechnical drilling and investigations)
- JM Custom Construction, LLC (WBE, SBE) (\$4,200) (concrete)
- Lawrence Associates PA (SBE) (\$3,500) (surveying)
- Trull Contracting, LLC (SBE) (\$114,200) (asphalt repair and traffic markings)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Maps

[Map - Water Transmission Main Improvements and Repair](#)

[Map - Iron District Transmission Main](#)

[Map - Old Statesville Rd Transmission Main](#)

[Map - Old Statesville Rd Valve Replacement](#)

32. Elvis Drive Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$2,783,020.63 to the lowest responsive, responsible bidder GS Construction, Inc. for the Elvis Drive 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 replace aging infrastructure and reduce flooding on Cedarbrook Drive, Denbur Drive, and East Lake Road in Council District 5.
- The work includes grading, storm drainage, water, in-stream structures, plantings, and asphalt paving.
- On February 23, 2026, the city issued an Invitation to Bid; eight bids were received.
- GS Construction, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2028.

Charlotte Business INclusion

Established MBE Goal: 5.00%

Committed MBE Goal: 5.00%

GS Construction, Inc. met the established contract goal and has committed 5.00% (\$139,151) of the total contract amount to the following certified firm(s):

- Mid-Atlantic Erosion Control, Inc. (MBE, SBE) (\$60,740) (erosion control)
- Silverback Brothers LLC (MBE, SBE) (\$78,411) (hauling services)

Established WSBE Goal: 6.00%

Committed WSBE Goal: 6.51%

GS Construction, Inc. exceeded the established contract goal and has committed 6.51% (\$181,166) of the total contract amount to the following certified firm(s):

- B & N Grading, Inc. (WBE) (\$151,801) (asphalt pavement)
- Pentacle, Inc. (WBE) (\$29,365) (fence installation)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Elvis Dr SDIP](#)

33. Robert L. Smith Pond Water Quality Enhancement Project

Action:

- A. Approve a contract in the amount of \$2,047,717.96 to the lowest responsive, responsible bidder J. D. Goodrum Co., Inc. for the Robert L. Smith Pond Water Quality Enhancement Project, and
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

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

Explanation

- The project, located within Robert L. Smith District Park in Council District 3, consists of pond retrofits to improve surface water quality. Work will include grading, storm drainage infrastructure, forebay berm, toe drain system, filter diaphragm, spillway, and sanitary sewer.
- Detention ponds reduce stormwater runoff from development. These retrofits will increase the detention time to allow additional filtration and removal of pollutants.
- On March 23, 2026, the city issued an Invitation to Bid; three bids were received.
- J. D. Goodrum Co., Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INclusion

Established MWSBE Goal: 4.00%

Committed MWSBE Goal: 59.73%

J. D. Goodrum Co., Inc. exceeded the established contract goal and has committed 59.73% (\$1,223,000) of the total contract amount to the following certified firm(s):

- Pressley Site Works, LLC (WBE) (\$1,200,000) (sitework)
- Trull Contracting, LLC (WBE) (\$23,000) (paving)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Robert L Smith WOEP](#)

34. CATS Human Resources, Organizational Development, and Training On-Call Services

Action:

- A. Approve contracts for human resources, organizational development, and training on-call services for a term of three years with the following:**
- **ApplePark Learning Solutions Inc.,**
 - **California Creative Solutions Inc.,**
 - **CPS HR Consulting,**
 - **D. Wilson Agency LLC,**
 - **DLT Consulting,**
 - **Eagle Hill Consulting LLC,**
 - **Educational Data Systems Inc.,**
 - **Federal Management Partners LLC,**
 - **Fountainworks Inc.,**
 - **Goodwill Industries of the Southern Piedmont Inc.,**
 - **Growmetix LLC,**
 - **Insight Strategies Inc., and**
- B. Authorize the City Manager to renew the contracts for up to four, 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):

Brent Cagle, CATS

Elizabeth Presutti, CATS

Explanation

- To complement the existing CATS and City of Charlotte resources, CATS seeks to engage multidisciplinary consulting teams to provide professional services across a range of critical areas, including organizational strategy, professional training and development, human resources, and workforce development.
- Services will include, but are not limited to, human resources infrastructure and policy development, position classification, talent acquisition, employee relations, compensation and compliance alignment, and workforce planning. Consultants will also design and deliver workforce development initiatives, including training, leadership development, and performance management programs that promote engagement, retention, and career mobility.
- On December 10, 2025, the city issued a Request for Proposals (RFP); 74 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Out of the 12 selected vendors, three are based in the Charlotte region and an additional two are based in North Carolina. The remaining vendors have demonstrated expertise in transit operations, government-sector work, and/or highly specialized niche services. All selected vendors bring relevant experience supporting transit agencies or delivering specialized services within local government environments, ensuring alignment with CATS' operational and strategic needs.
- 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 \$1,000,000.

Disadvantaged Business Enterprise (DBE)

In accordance with the USDOT Interim Final Rule, dated October 3, 2025, DBE goals cannot be established on contracts executed after October 3, 2025.

Fiscal Note

Funding: CATS Operating and Capital Budgets

35. INLIVIAN Housing Revenue Bond Issuance Approval for Joyfield at Woodward Apartments

Action:

Adopt a resolution granting INLIVIAN's request to issue new multi-family housing revenue bonds in an amount not to exceed \$16,500,000 to finance the development of an affordable housing development known as Joyfield at Woodward Apartments.

Staff Resource(s):

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

Explanation

- The action will not obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of new multi-family housing revenue bonds for the Joyfield at Woodward Apartments, a 141-unit new construction affordable housing development to be developed, owned, and operated by Woodward Venture, LP, a North Carolina limited partnership (Developer) or an affiliated or related entity.
- The development will be located on approximately three acres at 901 Woodward Avenue, near the intersection of Woodward Avenue and North Graham Street and in walking distance to Camp North End in Council District 1, and will serve households earning up to 70 percent of the area median income.
- The INLIVIAN bonds in an amount not to exceed \$16,500,000 will be used to finance land acquisition and construction of the development.
- There is no Housing Trust Fund allocation or other city financial support affiliated with this development.

Background

- The Developer applied for four percent low-income housing tax credits and a housing bond allocation capacity from the North Carolina Housing Finance Agency (NCHFA) to help finance the land acquisition and construction of the Development, both of which received approval from the NCHFA.
- Tax credit and bond allocations are subject to federal income limits and set-aside rules and include deed restrictions.
- INLIVIAN, as a public housing authority, is duly authorized to issue housing bonds to finance developments that serve persons of low and moderate income, including developments in which it does not have an interest. The INLIVIAN Board of directors approved the issuance of the multi-family housing revenue bonds on August 19, 2025.

Attachment(s)

Map
Resolution

[Map - Joyfield at Woodward Apartments](#)

[Resolution - INLIVIAN approval for Joyfield at Woodward Apartments](#)

36. Set a Public Hearing on the Dilworth Methodist Church South Historic Landmark Designation

Action:

Adopt a resolution setting a public hearing for June 22, 2026, to consider historic landmark designation for the property known as the "Dilworth Methodist Church South" (parcel identification number 121-053-01).

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):

Stewart Gray, Historic Landmark Department Director

Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Staff Resource(s):

Erin Chantry, Planning, Design, and Development

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Dilworth Methodist Church South as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Dilworth Methodist Church South is located at 1829 Cleveland Avenue in Council District 1.
- Designation of this property could significantly contribute to its long-term preservation.
- The Dilworth Methodist Church South is listed under parcel identification number 121-053-01, and the recommended designation would include the exterior of the building and the land listed under tax parcel number 121-053-01.
- The property is zoned NC(EX) HDO.
- The property is owned by On Cleveland LLC.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$4,311.09 for the City of Charlotte taxes and \$7,749.28 for Mecklenburg County taxes.

Attachment(s)

Information Sheet

Resolution

[Info sheet - Dilworth Methodist Church South HLD](#)

[Resolution - Dilworth Methodist Church South HLD Public Hearing](#)

37. Set a Public Hearing on the Foard House Historic Landmark Designation

Action:

Adopt a resolution setting a public hearing for June 22, 2026, to consider historic landmark designation for the property known as the "Foard House" (parcel identification number 107-172-19).

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):

Stewart Gray, Historic Landmark Department Director

Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Staff Resource(s):

Erin Chantry, Planning, Design, and Development

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Foard House as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Foard House is located at 7410 Shady Lane in Council District 5.
- Designation of this property could significantly contribute to its long-term preservation.
- The Foard House is listed under parcel identification number 107-172-19, and the recommended designation would include the interior and exterior of the house and the land listed under tax parcel number 107-172-19.
- The property is zoned N1-A.
- The property is owned by Virginia L. Walker.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$573.78 for the City of Charlotte taxes and \$1,031.47 for Mecklenburg County taxes.

Attachment(s)

Information Sheet

Resolution

[Info sheet - Foard House HLD](#)

[Resolution - Foard House HLD Public Hearing](#)

CONSENT - PROPERTY TRANSACTIONS

38. In Rem Remedy: 12024 Susanna Drive

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove a structure at 12024 Susanna Drive.

Property Address: 12024 Susanna Drive

Parcel Identification Number: 031-221-29
<https://polaris3g.mecklenburgcountync.gov/pid/03122129>

Council District: 2

Public Purpose:

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

Council Priorities: Great Neighborhoods and Safe Communities

Attachment(s)

In Rem Packet

[In Rem Packet - 12024 Susanna Dr](#)

39. In Rem Remedy: 1101 Vickery Drive

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove a structure at 1101 Vickery Drive.

Property Address: 1101 Vickery Drive

Parcel Identification Number: 097-104-11
<https://polaris3g.mecklenburgcountync.gov/pid/09710411>

Council District: 1

Public Purpose:

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

Council Priorities: Great Neighborhoods and Safe Communities

Attachment(s)

In Rem Packet

[In Rem Packet - 1101 Vickery Dr](#)

40. In Rem Remedy: 4621 Willard Street

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove a structure at 4621 Willard Street.

Property Address: 4621 Willard Street

Parcel Identification Number: 063-084-62
<https://polaris3g.mecklenburgcountync.gov/pid/06308462>

Council District: 2

Public Purpose:

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

Council Priorities: Great Neighborhoods and Safe Communities

Attachment(s)

In Rem Packet

[In Rem Packet - 4621 Willard St](#)

41. Aviation Property Transactions - 7830 Douglas Drive

Action: Approve the following acquisition: 7830 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): Keith Douglas Cain Estate

Property Address: 7830 Douglas Drive

Total Parcel Area: 39,509 sq. ft. (0.907 ac.)

Property to be acquired by Fee Simple: 39,509 sq. ft. (0.907 ac.)

Property to be acquired by Easements: None

Structures/Improvements to be impacted: Single-family home

Landscaping to be impacted: Minimal impact on small shrubs and trees

Zoned: N1-A (ANDO)

Use: Single-family residential

Parcel Identification Number(s): 141-221-22

<https://polaris3g.mecklenburgcountync.gov/pid/14122122>

Purchase Price: \$343,000, and all relocation benefits in compliance with federal, state, or local regulations

Council District: 3

42. Aviation Property Transactions - 7920 Steele Creek Road

Action: Approve the following acquisition: 7920 Steele Creek Road

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: EIS Mitigation Land South

Program: N/A

Owner(s): Olympia & Wright LLC

Property Address: 7920 Steele Creek Road

Total Parcel Area: 37,026 sq. ft. (0.85 ac.)

Property to be acquired by Easements: None

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A(ANDO)

Use: Vacant Land

Parcel Identification Number(s): 141-112-31, 141-112-32, and 141-112-33

<https://polaris3g.mecklenburgcountync.gov/pid/14111231>

<https://polaris3g.mecklenburgcountync.gov/pid/14111232>

<https://polaris3g.mecklenburgcountync.gov/pid/14111233>

Purchase Price: \$445,000, and all relocation benefits in compliance with federal, state, or local regulations

Council District: Adjacent to City Council District 3

43. Property Transactions - Arrowood Road and Forest Point Boulevard, Parcel # 2

Action: Approve the following condemnation: Strategic Investment Area Arrowood Road and Forest Point Boulevard, Parcel # 2

Project: Arrowood Road and Forest Point Boulevard

Owner(s): Faison-Arrowood Properties Limited Partnership

Property Address: 7901 Forest Point Boulevard

Total Parcel Area: 69,945 sq. ft. (1.606 ac.)

Property to be acquired by Easements: 334 sq. ft. (0.008 ac.) in sidewalk utility easement, 114 sq. ft. (0.003 ac.) in permanent shelter easement, and 400 sq. ft. (0.009 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-D (CD)

Use: Distributive Business (conditional zoning)

Parcel Identification Number(s): 203-031-34

<https://polaris3g.mecklenburgcountync.gov/pid/20303134>

Appraised Value: \$4,300

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

City's Response to Property Owner's Concerns: The city explained the rationale of the easement language and how it meets the objectives for the project. 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: 3

Attachment(s): Map

[Map - Arrowood Rd and Forest Point Blvd, Parcel #2](#)

Adjournment

REFERENCES

44. 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.

45. 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.

46. 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.