

City of Charlotte

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



Meeting Agenda

Monday, April 27, 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

**5:30 P.M. CITY COUNCIL BUSINESS MEETING, CHARLOTTE-MECKLENBURG
GOVERNMENT CENTER, COUNCIL CHAMBER**

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

Call to Order***Introductions******Invocation******Pledge of Allegiance*****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.

[2026-4-27 Council Agenda QA](#)

2. Consent agenda items 23 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.

AWARDS AND RECOGNITIONS

3. ALS Awareness Month

Action:

Council Member Owens will read a proclamation recognizing May as ALS Awareness Month.

PUBLIC FORUM

4. Public Forum

PUBLIC HEARING

5. Public Hearing and Decision on the Faires Farm Silos Historic Landmark Designation

Action:

- A. Conduct a public hearing to consider historic landmark designation for the property known as the "Faires Farm Silos" (parcel identification number 051-293-17), and
- B. Adopt an ordinance with an effective date of April 27, 2026, designating the property known as the "Faires Farm Silos" (parcel identification number 051-293-17) as a historic landmark.

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 Faires Farm Silos as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Faires Farm Silos are located at 9520 Faires Farm Road in Council District 4.
- Designation of this property could significantly contribute to its long-term preservation.
- The Faires Farm Silos are listed under parcel identification number 051-293-17, and the recommended designation would include the exterior of each of the two silo structures and a 25-foot radius of the land immediately surrounding each silo structure, measured in each direction from the exterior surface of each structure.
- The property is zoned INST(CD).
- The property is owned by Iglesia Cristiana Fuente De Vida Eterna. The church congregation is in agreement with the proposed designation.
- The property is currently exempt from the payment of property taxes.

Attachment(s)

Ordinance

Information Sheet

Designation Report

[Ordinance - Faires Farm Silos HLD](#)

[Information Sheet - Faires Farm Silos](#)

[Designation Report - Faires Farm Silos HLD](#)

6. Public Hearing and Decision on a Resolution to Close a Portion of Unopened Right-of-Way off Hoyt Hinson Road

Action:

- A. Conduct a public hearing to close a portion of unopened right-of-way off Hoyt Hinson Road, and
- B. Adopt a resolution and close a portion of unopened right-of-way off Hoyt Hinson Road.

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 2.

Petitioner

Mecklenburg County

Right-of-Way to be Abandoned

A portion of unopened right-of-way off Hoyt Hinson Road

Reason

Per the petition submitted by Mecklenburg County, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels and support a potential water quality enhancement project.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and

- egress to their property as outlined in the statutes; or
- Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2024-005688A - Abandonment Map](#)

[2025-005688A - Resolution](#)

7. Public Hearing and Decision on a Resolution to Close a Portion of Opened Right-of-Way Adjacent to Raleigh Street

Action:

- A. Conduct a public hearing to close a portion of unopened right-of-way adjacent to Raleigh Street, and
- B. Adopt a resolution and close a portion of unopened right-of-way adjacent to Raleigh Street.

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 1.

Petitioner

Tony Kuhn

Right-of-Way to be Abandoned

A portion of unopened right-of-way adjacent to Raleigh Street

Reason

Per the petition submitted by Tony Kuhn, The abandonment of the opened right-of-way will facilitate future redevelopment of abutting parcels and is consistent with the approved rezoning.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or

- Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2025-007008A - Abandonment Map](#)

[2025-007008A - Resolution](#)

8. Public Hearing and Decision on a Resolution to Close a Portion of Alleyway off Wadsworth Place

Action:

- A. Conduct a public hearing to close a portion of alleyway off Wadsworth Place, and
- B. Adopt a resolution and close a portion of alleyway off Wadsworth Place.

Staff Resource(s):

Debbie Smith, Transportation
Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The alleyway is located in Council District 1.

Petitioner

Ted and Beverly Greve

Right-of-Way to be Abandoned

A portion of alleyway off Wadsworth Place

Reason

Per the petition submitted by Ted and Beverly Greve, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

Neighborhood/Business Association(s)

None

Private Utility Companies

No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
 - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map

Resolution

[2025-006583A - Abandonment Map](#)

[2025-006583A - Resolution](#)

9. Public Hearing and Decision on a Resolution to Close a Portion of Right-of-Way off Wake Drive

Action:

- A. Conduct a public hearing to close a portion of right-of-way off Wake Drive, and
- B. Adopt a resolution and close a portion of right-of-way off Wake Drive.

Staff Resource(s):

Debbie Smith, Transportation
Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition to abandon public right-of-way and requests this city council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way to be closed is located in Council District 2.

Petitioner

State Employees' Credit Union

Right-of-Way to be Abandoned

A portion of right-of-way off Wake Drive

Reason

Per the petition submitted by State Employees' Credit Union, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels. The city has no objections.

Notification

As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
 - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map
Resolution

[2025-006945A - Abandonment Map](#)

[2025-006945A - Resolution](#)

10. Public Hearing and Decision on 2026 General Airport Revenue Bonds and Construction Period Financing

Action:

- A. **Conduct a public hearing related to the issuance of General Airport Revenue Bonds to provide permanent financing for projects listed below,**
- B. **Adopt resolutions authorizing and approving the issuance of General Airport Revenue Bonds up to \$235,000,000 and construction period financing not to exceed \$175,000,000, and calling for the execution and delivery of various documents necessary to complete the sale, and**
- C. **Adopt a budget ordinance appropriating \$32,000,000 in proceeds from the debt issuance, \$18,400,00 from the Airport Operating Fund, and \$6,600,000 from the Airport Passenger Facilities Charges Fund to the Airport Debt Service Fund.**

Staff Resource(s):

Haley Gentry, Aviation
Mike Hill, Aviation
Matt Hastedt, Finance

Explanation

- At the March 9, 2026, Business Meeting, City Council adopted an initial findings resolution which authorized the application to the Local Government Commission (LGC) for a debt issuance to fund Aviation Capital Investment Plan projects, refund outstanding General Airport Revenue Bonds, and set a public hearing for General Aviation Revenue Bonds (GARBs) expected to be issued in May 2026.
- This action authorizes the issuance of up to \$235 million in General Airport Revenue Bonds (GARBs) comprised of the following:
 - New revenue bonds up to \$226 million to provide permanent financing for the projects listed below and related costs of issuance, and
 - Refunding up to \$9 million in outstanding Series 2014A General Airport Revenue Bonds.
- The 2026 GARBs will provide long-term financing for the following or other similar projects which are part of the Aviation Capital Investment Plan:
 - Design Only Runway 18L/36R Rehabilitation, and
 - Fourth Parallel Runway Program.
- The 2026 GARBs will also be used to refinance all or a portion of the remaining outstanding 2014A GARBs if the city can achieve sufficient debt service savings.
- This action would also authorize a new construction period financing program for up to \$175 million in short-term notes to provide financing for other projects that are in the design phase; it is expected that authorization from City Council for permanent financing for these projects would be requested in two to three years.
- 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 for capital projects.
- The 2026 construction period financing will provide short-term financing for the following or other similar airfield, terminal, and ground transportation projects:
 - Landside Master Plan projects,
 - Early Bag Storage,
 - Runway 18L/36R Rehabilitation,
 - South Ramp Program,
 - Federal Inspection Services, and
 - Terminal Basement Rehabilitation.
- The short-term construction period financing revenue BANs issued in 2023 will not be included as

part of this transaction and are expected to be paid off on or before the date the 2026 GARBs are issued using Passenger Facility Charge (PFC) revenues and/or Aviation Operating funds.

- Long-term and short-term financing authorized by these actions is secured by Airport revenue, and the Airport's signatory airlines have approved the projects.
- Prior to issuing this debt, a third-party feasibility study will be completed to indicate that sufficient revenues are forecasted to be available to repay the debt.
- With City Council approval, it is anticipated that the LGC will approve this action at its May 2026 meeting.
- Internal Revenue Service regulations require a public hearing on new, tax-exempt, debt-funded projects.

Fiscal Note

Funding: Airport Debt Service Fund

Attachment(s)

Series Resolutions

TEFRA Notice

Budget Ordinance

[Resolution - Airport Revenue BAN 2026 Series](#)

[Resolution - Airport Revenue Bonds Series 2026 Series](#)

[Budget Ordinance - FY 2026 GARBs](#)

POLICY

11. City Manager's Report

BUSINESS

12. Charlotte Fire Department Protective Vests Donation

Action:

Adopt a resolution authorizing the donation of 139 Phalanx Defense Systems Plate Carriers to the following entities:

- Carolina Fire Department,
- Dallas Fire Department,
- Huntersville Fire Department,
- Pineville Fire Department,
- Steele Creek Fire Department,
- West Mecklenburg Fire Department, and
- Mecklenburg County Fire Marshal's Office.

Staff Resource(s):

Reginald Johnson, Fire

Jerry Winkles, Fire

Explanation

- This request is to donate protective vests that were used by Charlotte Fire Department and have been decommissioned.
- NC General Statute Section 160A-280 authorizes the donation of personal property from a city to a non-profit organization or another government unit upon adoption of a resolution by City Council.
- The receiving departments are neighboring and area fire service departments that could potentially respond to incidents with the Charlotte Fire Department.
- The plate carrier vests would assist the receiving departments with personal protective equipment to respond to emergencies.
- The plate carrier vests were decommissioned by Charlotte Fire Department and replaced in 2025.
- The total estimated value of the plate carriers is \$13,900.

Attachment(s)

Resolution

[Resolution - CFD Protective Vests Donation](#)

13. Grant and Donation for Rail Trail Bridge Project

Action:

- A. **Authorize the City Manager, or his designee, to accept a grant in the amount of \$2,549,395 from the Charlotte Regional Transportation Planning Organization for the Interstate 277 Rail Trail Bridge Project,**
- B. **Authorize the City Manager, or his designee, to accept a donation in the amount of \$511,529.13 from the Queen's Table for the Interstate 277 Rail Trail Bridge Project, and**
- C. **Adopt a budget ordinance appropriating \$2,549,395 from the Charlotte Regional Transportation Planning Organization and \$511,529.13 from the Queen's Table to the General Capital Projects Fund for the Interstate 277 Rail Trail Bridge Project.**

Staff Resource(s):

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

Explanation

- The Interstate 277 Rail Trail Bridge project will include the construction of a 280-foot-long pedestrian bridge over Interstate 277 at the CATS Brooklyn Village Station in Council District 1, improving connectivity along the Rail Trail.
- The Charlotte Regional Transportation Planning Organization awarded \$2,549,395 in discretionary grant funding, which will be applied toward eligible project construction costs.
- Queen's Table, a local nonprofit, will provide a donation to fund lighting enhancements for the bridge.
- The project is expected to be completed in the second quarter of 2028.

Fiscal Note

Funding: General Capital Projects Fund

Attachment(s)

Map
Budget Ordinance

[Map - Rail Trail Bridge Project](#)

[Budget Ordinance - Rail Trail Bridge Project](#)

14. Street Tree Maintenance Grant

Action:

- A. Authorize the City Manager, or his designee, to accept a grant in the amount of \$1,200,000 from the North Carolina Forest Service for tree maintenance and planting, and**
- B. Adopt a budget ordinance appropriating \$1,200,000 in grant funds from the North Carolina Forest Service to the Neighborhood Development Grants Fund.**

Staff Resource(s):

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

Explanation

- On March 26, 2026, the city was awarded a grant from the North Carolina Forest Service for tree maintenance and planting.
- The North Carolina Forest Service Urban and Community Forestry Financial Assistance Program supports municipalities that have achieved Tree City USA status in meeting tree maintenance and planting needs.
- The \$1,000,000 grant funding will prioritize underserved communities for public tree maintenance, including pruning young and mature trees, removing hazardous trees, and stump grinding to prepare sites for replacement trees. The remaining \$200,000 of grant funding will be used for indirect costs and grant administration.
- Work is anticipated to begin in July 2026 and last approximately two years.

Fiscal Note

Funding: Neighborhood Development Grants Fund (Tree Conservation)

Attachment(s):

Budget Ordinance

[Budget Ordinance - Street Tree Maintenance Grant](#)

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

Action:

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

Staff Resource(s):

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

Explanation

- This agreement will allow Storm Water Services to provide funds to the Mecklenburg Soil and Water Conservation District to support the Urban Cost Share Program.
- The Urban Cost Share Program provides up to 75 percent of project costs (up to \$7,500) per project to residents in Mecklenburg County to reduce runoff, reduce erosion, and address other non-point source pollution issues.
- The Mecklenburg Soil and Water Conservation District and the city share the goal of educating residents about the storm drainage system, source pollution, and the effects of stream bank erosion to encourage residents to positively impact surface water quality in Mecklenburg County.
- Urban Cost Share Program agreements are ratified on an annual basis. The city has contributed funding to the Program since 2006.
- The agreement provides up to \$92,000 in funding for fiscal year 2027.

Fiscal Note

Funding: Storm Water Operating Fund

Attachment(s)

Resolution
Proposed Agreement

[Resolution - UCSP FY 2027](#)

[Proposed ILA - UCSP FY 2027](#)

16. Interlocal Agreement for Smithville Water System Improvements Project

Action:

- A. **Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute an interlocal agreement with the Town of Cornelius to execute the Smithville Water System Improvements Project,**
- B. **Authorize the City Manager to approve the reimbursement request for the actual cost of the utility construction.**

Staff Resource(s):

Angela Charles, Charlotte Water
Carl Wilson, Charlotte Water
Matthew Bedford, Charlotte Water

Explanation

- Charlotte Water will construct a water system improvement project in the Smithville neighborhood in the Town of Cornelius.
- The Town of Cornelius will construct the Smithville Roadway Improvements Project in the same vicinity.
- Combining the two projects will limit disruption to the public and promote project delivery efficiency.
- The city will reimburse the Town of Cornelius for actual water system improvement construction costs during the project.
- The total estimated cost of the city funded water system improvement is \$3,000,000.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Resolution
Draft Interlocal Agreement

[Resolution - Interlocal Agreement for Smithville Water System Improvements Project](#)

[Draft Interlocal Agreement - Smithville Water System Improvements Project](#)

17. Housing and Community Development Fiscal Year 2027 Annual Action Plan

Action:

Adopt the Housing and Community Development proposed Fiscal Year 2027 Annual Action Plan.

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Policy

- The U.S. Department of Housing and Urban Development (HUD) mandates the development of an Annual Action Plan (Plan) to receive federal funding for housing and community development activities.
- The Plan is the city's strategy for the use of federal funds in providing housing and community development activities.
- The Plan supports the city's Affordable Housing Funding Policy to preserve existing housing, expand supply of low- and moderate-income housing, and create opportunities.
- HUD's federal fiscal year is October 1 through September 30. The Plan closely aligns with the city's 2027 fiscal year, and HUD's 2026 program fiscal year.

Community Input

- A draft copy of the Plan is published to the city's website with paper copies available by request. The document is available in English and Spanish when requested.
- The city collaborated with the Charlotte-Mecklenburg Continuum of Care and the Charlotte-Mecklenburg Community Relations Committee to host two public forums on February 11, 2026, and February 17, 2026, to receive input for the development of the Plan.
- Notices about the public forums were published in the Charlotte Observer and La Noticia, and were shared by city partners and through the city's social, newsletters, and other communications platforms.
- City Council held a public hearing on the proposed Plan on April 13, 2026.

Explanation

- The Plan includes housing and community development needs and resources for the city and the Charlotte-Mecklenburg Regional Housing Consortium.
- The Charlotte-Mecklenburg Regional Housing Consortium is a partnership among the city, Mecklenburg County, and the towns of Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville.
- In fiscal year 2027, the city expects to receive the following federal funding allocations, totaling \$13,399,706:
 - Community Development Block Grant: \$5,801,245,
 - HOME Investment and Partnerships: \$3,009,193,
 - Emergency Solution Grants: \$504,640, and
 - Housing Opportunity for Persons with AIDS: \$4,084,628.
- The Plan also includes utilization of a \$25,000,000 Section 108 Loan through HUD 108 Loan Guarantee Program.
- If any of the HUD funding amounts change, City Council would not be required to hold another public hearing or amend the Plan; the changes will be handled administratively by staff.
- Plans must be submitted to HUD no later than May 15, 2026, or no later than 60-days following the release of HUD's new program year allocations.

Attachment(s)

FY 2027 Annual Action Plan Executive Summary Draft

[AAP-Executive-Summary](#)

18. Affordable Housing Development Support Requests

Action:

- A. Approve up to \$20,867,000 in Housing Trust Fund allocations for the following affordable housing developments contingent upon their receiving a Low-Income Housing Tax Credit award from the North Carolina Housing Finance Agency, where applicable:
- The Village at Grier Heights, \$2,763,000 (nine percent Low-Income Housing Tax Credit) in Council District 1,
 - Oak Valley Family, \$1,500,000 (four percent Low-Income Housing Tax Credit) in Council District 1,
 - Mineral Springs Commons II, \$1,100,000 (nine percent Low-Income Housing Tax Credit) in Council District 4,
 - Evoke Living at Wilora Lake, \$5,850,000 (four percent Low-Income Housing Tax Credit) in Council District 5,
 - Billingsley Homeownership, \$1,050,000 (Homeownership) in Council District 1,
 - Oakdale Road, \$2,930,000 (Homeownership) in Council District 2,
 - Legacy at Paw Creek, \$1,334,000 (Homeownership) in Council District 2,
 - Hovis Road, \$780,000 (Homeownership) in Council District 2,
 - South Crigler Duets, \$360,000 (Homeownership) in Council District 2,
 - Aveline at Prosperity Church, \$800,000 (Homeownership) in Council District 4,
 - Zion Hills, \$1,000,000 (Homeownership) in Council District 5,
 - Wisteria Drive, \$1,400,000 (Homeownership) in Council District 6,
- B. Approve up to \$300,000 in federal fund allocations for The Village at Grier Heights nine percent Low-Income Housing Tax Credit multi-family affordable housing development in Council District 1, and
- C. Authorize the City Manager or his designee to execute, amend, modify, and renew contracts and other required documents to complete the transactions.

Staff Resource(s):

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

Explanation

- On December 4, 2025, the city issued a Housing Development Funding Request for Proposals (RFP) to aid in the production of affordable housing units. This is the third RFP since Council's adoption of the Affordable Housing Funding Policy.
- In response to the RFP, 18 proposals were received seeking various types of gap financing support including nine percent and four percent tax credits from the North Carolina Housing Finance Agency (NCHFA). Two of the proposals were subsequently withdrawn by the developers.
- Approval of the recommended funding allocations will add 479 affordable and workforce rental housing units, and 214 affordable homeownership units to the city's existing supply.
- The recommended developments meet all submission requirements, including land use and rezoning approvals where applicable. Additionally, the evaluation process included assessing the proposals for alignment with Council policies, goals, and priorities including the Affordable Housing Funding Policy, ensuring developer experience, achieving long-term affordability, creating mixed-income opportunities in areas of opportunity, and maximizing the leverage of available resources.
- The NCHFA will base their final tax credit awards on variables such as market demand and local housing needs, ability to serve qualified residents for the longest affordability period, design and quality of construction, and financial structure and long-term viability.

City Council Discussion

- The Housing Committee received a briefing at its April 6, 2026, Committee meeting.
- City Council received staff funding recommendations including Housing Trust Fund allocations at their April 13, 2026, Business Meeting.

Charlotte Business INclusion

All Housing Trust Fund funded housing projects and their developers are subject to MWSBE goals determined based on the amount of city funding allocation received.

Fiscal Note

Funding: Housing Trust Fund and Federal Funding Allocations

Attachment(s)

April 13, 2026, Council Presentation

[Presentation - HTF Action Preview 04.13.2026](#)

19. Sale of City-Owned Property for Affordable Housing

Action:

- A. Adopt a resolution approving the sale of the following city-owned properties to Habitat for Humanity of the Charlotte Region for \$1.00 for the development of affordable, for-sale housing units:**
- 1727 Pegram Street (parcel identification number 081-147-08, approximately 0.2 acres) in Council District 1,
 - 1809 Taylor Avenue (parcel identification number 069-125-66, approximately 0.27 acres) in Council District 2,
 - 2610 Dundeen Street (parcel identification number 069-062-42, approximately 0.15 acres) in Council District 2,
 - 429 Coxe Avenue (parcel identification number 071-105-50, approximately 0.168 acres) in Council District 2, and
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the sale of the property.**

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services
Greg Crawford, General Services

Explanation

- The city proposes to sell four city-owned in-fill properties to Habitat for Humanity of the Charlotte Region (Habitat) for \$1.00 for the development of affordable for-sale homes as part of the Housing Innovation Challenge (Program), a two-year national design-build competition to develop scalable solutions to affordable homeownership by demonstrating new approaches to reducing housing construction costs, sustainable practices, and improved affordable housing accessibility.
- Construction of the homes will be undertaken by Program finalists (university teams and their build partners) which will be announced during the Housing Innovation Summit, the Program's national launch event planned to occur in Charlotte from May 19 through 21, 2026.
- Each home will be built using various residential construction innovations such as fabrication using industrialized, hybrid offsite, or other innovative methods to deliver high design quality, affordability, and replicability. Various lot configurations will be explored, including duplexes and accessory dwelling units.
- The two-year Program will culminate in 2027, with a closing event in Charlotte during which the then-completed homes will be showcased as a living laboratory and open for public tours. Following this, Habitat will sell the homes to eligible homebuyers earning 80 percent or below the area median income (AMI).
- Each of the four properties (collectively and individually referred to as Property) are in neighborhoods experiencing significant change and were identified for single-family affordable housing development through an interdepartmental review of city-owned land.
- Conveyance will be conditioned upon Habitat finalizing development and lot configuration plans satisfactory to the city, and will include the following terms and conditions:
 - Number of Units: At least one for-sale affordable housing unit is required per Property; the final number will be determined by final lot configurations.
 - AMI: 80 percent or below.
 - Affordability Period: 15 years.
 - Accessory Dwelling Units (ADU): Should any final lot configuration include for-rent ADUs, the ADU rental will be subject to the above stated AMI and affordability periods.
 - Owner Occupancy: Habitat will identify eligible buyers for each Property and conduct the final sale. Each sale will include standard affordability protections and restrictions against uses other than owner occupancy, and owner-control if an ADU is involved.
 - Delivery Date: While units are anticipated to be complete by the 2027 Program conclusion,

units must be available for occupancy within three years of conveying the property to Habitat in alignment with standard city terms, after which the Property may revert to the city.

Background

- The city's Affordable Housing Funding Policy goals include encouraging innovations to help catalyze economic and social mobility, activate innovative approaches, and create scalable and replicable development opportunities including through delivery of affordable homeownership opportunities and testing new ideas.
- The inaugural Housing Innovation Challenge, a collaboration with the Housing Innovation Alliance, Home Technology Ventures, and Meritage Homes, is a two-year national design-build competition program that brings together academia, industry, and civic partners to develop scalable solutions to help advance affordability by demonstrating new approaches to reducing housing costs and improving accessibility. It is the first coordinated competition to unite every link in the value chain around a shared goal to make housing more affordable.
- The Phase I design and plan competition - open to universities, colleges, and vocational schools - kicked off in October 2025. Finalist teams, which will be chosen by a national jury of city officials, Housing Innovation Alliance members, and industry leaders, will be announced in Charlotte at the May 2026 Housing Innovation Summit and will work hand-in-hand with their build partners to complete the homes in partnership with the city and Habitat.
- The conveyance of the four city-owned parcels to Habitat for affordable homeownership is consistent with the city's Affordable Housing Funding Policy, City-Owned Real Estate and Facilities Policy, and the Guidelines for Evaluation and Disposition of City-Owned Land for Affordable Housing.
- The Housing Committee received an overview of the Program and proposal to convey the Property to Habitat at the April 6, 2026, Committee meeting.

Fiscal Note

Funding: Proceeds from the sale will be deposited in the General Capital Projects Fund.

Attachment(s)

Maps

Resolution

[Map - Pegram St](#)

[Map - Taylor Ave and Dundeen St](#)

[Map - Coxe Ave](#)

[Resolution - Sale of City-Owned Property for Affordable Housing](#)

20. CATS Transit Governance Interlocal Agreement Amendment

Action:

- A. Adopt a resolution to approve the Termination Agreement for the Transit Governance Interlocal Agreement, and**
- B. Authorize the City Manager to negotiate and execute all documents necessary to complete the Termination Agreement for the Transit Governance Interlocal Agreement.**

Staff Resource(s):

Andrea Leslie-Fite, City Attorney
Liz Babson, City Manager's Office

Explanation

- In February 1999, the original Transit Governance Interlocal Agreement was approved by the City of Charlotte, Mecklenburg County, and the six Mecklenburg County towns of Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville, to provide the relationships and mechanisms to guide the planning, financing, and implementation of an effective, efficient, responsive, and accountable integrated regional transit system.
 - That Agreement created the Metropolitan Transit Commission (MTC) as an intergovernmental body to act as a policy board for the Charlotte Area Transit System (CATS).
 - In November 2005, an Amended Transit Governance Interlocal Agreement was approved.
 - In May 2024, a Second Amendment and Restated Transit Governance Interlocal Agreement was approved.
- On July 1, 2025, the Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act was enacted by the North Carolina General Assembly. The PAVE Act authorized Mecklenburg County to obtain an additional source of revenue to expand and improve roadway systems and public transportation for the Mecklenburg County region by assessing a one percent local sales and use tax subject to voter approval.
- The PAVE Act amends the laws governing funding for public transportation in Mecklenburg County and requires the termination of the Transit Governance Interlocal Agreement and the dissolution of the MTC by July 1, 2026.
- Pursuant to Article 20 of Chapter 160A of the NC General Statutes, the city may perform jointly any function that it has the power to perform alone via a contract or agreement with other local governments and may enter into contracts and agreements to specify the details of these joint undertakings.
- The attached resolution and termination agreement will terminate the Transit Governance Interlocal Agreement and dissolve the MTC as of July 1, 2026, in accordance with the PAVE Act.
- The MTC will continue to fulfill its existing responsibilities, including CATS budget approval and reviewing and recommending all long-range public transportation plans through June 30, 2026.

Background

- Following the enactment of the PAVE Act on July 1, 2025, Mecklenburg County voters approved the one percent local sales tax referendum as outlined by the PAVE Act on November 4, 2025.
- On December 2, 2025, the Mecklenburg County Board of Commissioners adopted a resolution to levy the one percent local sales tax effective July 1, 2026.
- On December 18, 2025, the inaugural MPTA Board Meeting was held, oaths of office were administered to the Board of Trustees, and Board positions were elected.
- On March 25, 2026, the MTC discussed the termination of the Transit Governance Interlocal Agreement and dissolution of the MTC and requested all voting members (except the North Carolina Department of Transportation) present the attached resolution to their respective boards in advance of July 1, 2026.

Attachment(s)

Resolution

Termination Agreement for the Transit Governance Interlocal Agreement

[Resolution MTC ILA Termination 2026](#)

[MTC ILA Termination Agreement - 3.25.2026](#)

21. Mayor and Council Topics

22. Closed Session

CONSENT

23. Construction Equipment Repair Services

Action:

Approve a contract with Carolina 1926, LLC for construction equipment repair services for a term of two years.

Staff Resource(s):

Phil Reiger, General Services

David Wolfe, General Services

Chris Trull, General Services

Explanation

- The General Services Department's Fleet Management Division provides maintenance services for vehicles and specialized equipment for various city departments and Mecklenburg County.
- The city currently maintains a fleet of 179 pieces of Caterpillar brand equipment and requires a qualified equipment dealer and service provider.
- Services under this contract will include, but are not limited to, repair, replacement, maintenance, diagnostics, warranty work and related support services for construction equipment.
- Waiver of a competitive solicitation process for services may be granted on a limited basis when deemed appropriate and in the city's best interest. A waiver has been approved for these services based on this vendor being the only local dealer and factory service provider for Caterpillar equipment.
- Annual expenditures are estimated to be \$420,000.

Charlotte Business INclusion

A waiver of solicitation was necessary for this contract since the parts and maintenance must be provided by a qualified, manufacturer-certified dealer. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note

Funding: Fleet Management Fund

24. Harrisburg Road Shared-Use Path Project

Action:

Approve a contract in the amount of \$3,891,020 to the lowest responsive, responsible bidder Performance Managed Construction, Inc. for the Harrisburg Rd Shared-Use Path Project.

Staff Resource(s):

Phil Reiger, General Services
Kathleen Cishek, General Services
Tonia Wimberly, General Services

Explanation

- Located in the Far East-Harrisburg Strategic Investment Area, this project will improve and create mobility infrastructure along Harrisburg Road between Ponderosa Pine Lane and Sam Dee Road in Council District 5.
- Improvements will include a shared-use path, sidewalk, and a pedestrian hybrid beacon to enhance accessibility and connectivity for residents.
- On February 26, 2026, the city issued an Invitation to Bid; four bids were received.
- Performance Managed Construction, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2027.

Charlotte Business INclusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.00%

Performance Managed Construction, Inc. met the established contract goal and has committed 7.00% (\$240,900) of the base bid amount to the following certified firm(s):

- Silverback Brothers LLC (MBE, SBE) (\$240,900) (hauling)

Established WBE Goal: 14.00%

Committed WBE Goal: 14.24%

Performance Managed Construction, Inc. exceeded the established contract goal and has committed 14.24% (\$490,000) of the base bid amount to the following certified firm(s):

- Carolina Cajun Concrete, Inc. (SBE) (\$250,000) (concrete)
- Roadmasters Traffic Control LLC (WBE, SBE) (\$40,000) (traffic control)
- Trull Contracting LLC (WBE) (\$200,000) (paving)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Harrisburg Rd SUP Project](#)

25. Sharon Road at Eastburn Road Improvement Project

Action:

Approve a contract in the amount of \$1,476,318.69 to the lowest responsive, responsible bidder Hux Contracting, LLC (SBE) for the Sharon Road at Eastburn Road Improvement Project.

Staff Resource(s):

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

Explanation

- Identified in the Charlotte Department of Transportation's Mitigate Congestion Program, this project will improve traffic flow and safety along a 0.16-mile section of Sharon Road in Council District 6.
- Improvements will include roadway modifications, a wider sidewalk, a planting strip, and new accessible curb ramps at Eastburn Road and Rutherford Drive. The project also includes the addition of a new left-turn lane at Eastburn Road.
- On January 9, 2026, the city issued an Invitation to Bid; four bids were received.
- Hux Contracting, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INclusion

Hux Contracting, LLC is a city-certified SBE.

Established MBE Goal: 6.00%

Committed MBE Goal: 6.03%

Hux Contracting, LLC exceeded the established contract goal and has committed 6.03% (\$89,000) of the total contract amount to the following certified firm(s):

- Above Average Trucking Co. LLC (MBE, SBE) (\$39,000) (hauling)
- RRC Concrete, Inc. (MBE) (\$50,000) (concrete)

Established WSBE Goal: 8.00%

Committed WSBE Goal: 8.06%

Hux Contracting, LLC exceeded the established contract goal and has committed 8.06% (\$119,000) of the total contract amount to the following certified firm(s):

- B&N Grading Inc. (WBE) (\$119,000) (milling and paving)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Sharon Rd at Eastburn Rd Improvement Project](#)

26. Security Services for Charlotte Water

Action:

- A. Approve a unit price contract with Harrisburg Security, Inc. (SBE) for Charlotte Water security monitoring and patrol 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.**

Staff Resource(s):

Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water

Explanation

- This contract provides monitoring and patrol services (combined with existing physical security, safety procedures, and relationships with public safety) that support a safe working environment for employees at Charlotte Water facilities.
- The company will work with utility staff and local law enforcement to provide added security for publicly owned critical infrastructure.
- On February 10, 2026, the city issued a Request for Proposals (RFP); five responses were received.
- Harrisburg Security, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$1,775,000.

Charlotte Business INclusion

Harrisburg Security, Inc. is a city-certified SBE. The city negotiates contract participation after the proposal selection process. Harrisburg Security, Inc. has committed 36% of the total contract to the following certified firm(s):

- Sentinel Group Six, LLC (MBE) (security monitoring and patrol services)
- South Eastern Public Safety Group, Inc. (SBE) (security monitoring and patrol services)

Fiscal Note

Funding: Charlotte Water Operating Budget

27. Valve Reconditioning Services

Action:

- A. Approve a unit price contract with A-C Service Repair Inc. for valve reconditioning 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.**

Staff Resource(s):

Angela Charles, Charlotte Water
Joseph Lockler, Charlotte Water
Travis Hunnicutt, Charlotte Water

Explanation

- This contract will provide rehabilitation of Charlotte Water's valves in order to maintain their operational status and minimize downtime.
- On March 16, 2026, the city issued a Request for Proposals (RFP); one response was received.
- A-C Service Repair Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$500,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: Charlotte Water Operating Budget

28. Lorna-Laburnum Storm Drainage Improvement Project

Action:

- A. **Approve contract amendment #2 for \$735,000 to the contract with The Isaacs Group, PC for design and construction administration services, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Matthew Gustis, Storm Water Services

Explanation

- This project, with boundaries of Westover Street to the north, Briar Creek to the south, Chesterfield Avenue to the east, and Kingsbury Drive to the west, will address aging infrastructure and reduce flooding in Council District 1.
- On December 20, 2021, following a competitive solicitation process, the city entered into a contract with The Isaacs Group, PC for \$375,000 for planning services for the Lorna-Laburnum Storm Drainage Improvement Project.
 - Amendment #1 was to modify the term of the contract and did not impact the total contract value.
- As intended upon the successful completion of planning services, an amendment is needed to add design and construction phase administration services for the project.
- Specific design and construction administration tasks include, but are not limited to:
 - Design of repairs and/or improvements,
 - Survey and utility locate services,
 - Geotechnical subsurface investigations,
 - Preparation of construction documents, and
 - Construction administration.
- The new estimated value of the contract including this amendment is \$1,110,000.

Charlotte Business INclusion

Isaacs Group, PC has committed 17.78% (\$130,685) of the contract amendment to the following certified firm(s):

- Barry Lambert Engineering, PC (SBE) (\$37,295) (structural engineering services)
- Capstone Civil Engineering, Inc. (MBE) (\$68,860) (geotechnical and subsurface investigations and reporting)
- Center Line Locating, LLC (WBE, SBE) (\$24,530) (underground utility location services)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Lorna-Laburnum SDIP](#)

29. Storm Water Repair and Improvement Projects - H

Action:

- A. Approve a contract in the amount of \$4,578,512 to the lowest responsive, responsible bidder Onsite Development LLC for the Storm Water Repair and Improvement FY26-H Projects, and**

- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

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

Explanation

- This contract is part of an ongoing program to provide repairs and improvements to storm drainage infrastructure across the city.
- Approximately 25 projects may be constructed from this contract within a contract term not to exceed 24 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On February 6, 2026, the city issued an Invitation to Bid; three bids were received.
- Onsite Development LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2028.

Charlotte Business INclusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.00%

OnSite Development, LLC met the established contract goal and has committed 7.00% (\$320,496) of the total contract amount to the following certified firm(s):

- B Hawk and Sons Transportation Services, LLC (MBE) (\$5,000) (traffic control)
- LJR Concrete, LLC (MBE, SBE) (\$125,000) (construction)
- Streeter Trucking Company Inc. (MBE, SBE) (\$95,248) (hauling)
- Tonys Trucking (MBE, SBE) (\$95,248) (hauling)

Established WSBE Goal: 6.00%

Committed WSBE Goal: 6.00%

OnSite Development, LLC met the established contract goal and has committed 6.00% (\$274,711) of the total contract amount to the following certified firm(s):

- C & M Recycling, Inc. (WBE) (\$75,000) (materials)
- Key's Trucking, LLC (WBE) (\$199,711) (hauling)

Fiscal Note

Funding: Stormwater Capital Investment Plan

30. Storm Water Services Media Buying and Creative Services

Action:

- A. **Approve a unit price contract with AC&M Group, LLC (MBE) for educational campaign media buying services for a term of three years,**
- B. **Approve a unit price contract with Saturday Brand Communications, Inc. dba Saturday Creative (WBE) for educational creative services for a term of three years, and**
- C. **Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Alyssa Dodd, Storm Water Services

Explanation

- These contracts provide strategic media placement and creative services to educate the public about surface water quality, volunteer opportunities to protect waterways, flood safety, and storm drainage infrastructure.
- Federal Clean Water Act and Federal Emergency Management Agency programs require public education campaigns to inform residents about surface water pollution and flood risks, and these contracts enable countywide compliance.
- The contracts are coordinated with Mecklenburg County to reduce costs and streamline advertising efforts. Mecklenburg County will reimburse the city for approximately 35 percent of the contract costs annually.

Action A

- On January 26, 2026, the city issued a Request for Proposals (RFP); 12 responses were received.
- AC&M Group, LLC best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$230,000.

Action B

- On January 26, 2026, the city issued a Request for Proposals (RFP); 20 responses were received.
- Saturday Brand Communications, Inc. dba Saturday Creative best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$138,000.

Charlotte Business INclusion

Action A

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

Action B

The city negotiates contract participation after the proposal selection process. Saturday Brand Communications, Inc. is a city-certified WBE and has committed 10.00% (\$69,000) of the total contract to the following certified firm(s):

- Goodstuff Creative, LLC (SBE) (\$69,000) (photography and videography services)

Fiscal Note

Funding: Storm Water Operating Fund

31. CATS Capital Program Management Services

Action:

- A. Authorize the City Manager to negotiate and execute unit price contracts for capital program management services for a term of five years with the following:**
- HNTB North Carolina, P.C.,
 - H.W. Lochner, Inc., 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):

Brent Cagle, CATS

Kelly Goforth, CATS

Explanation

- These contracts will support effective execution of CATS capital program projects associated with the 2055 Transit System Plan and meeting community expectations for the implementation of the Transit System Plan.
- Services will include strategic planning, project delivery evaluation, contracting strategies and outreach, program cost and schedule tracking, change control and contingency management, stakeholder coordination, technical assistance, and program reporting and dashboards.
- On November 10, 2025, the city issued a Request for Qualifications (RFQ); five responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, and responsiveness to RFQ requirements.
- Annual aggregate expenditures are estimated to be \$5,000,000.

Charlotte Business INclusion

The city negotiates subcontracting participation after the proposal selection process. HNTB has identified the following certified firm(s) and will use these firm(s) when the contract is activated:

- Hinde Engineering, Inc. (SBE) (public utility coordination)
- Jameson Advisory Group (MBE, SBE) (public engagement and communications)
- Jarrett Engineering (WBE, SBE) (private utilities)

H. W. Lochner, Inc. has identified the following certified firm(s) and will use these firm(s) when the contract is activated:

- Asfalis Advisors, LLC (SBE) (risk management)
- BBFoster Consulting, PC (MBE, SBE) (civil drainage and utilities)
- White Label Management Group (MBE) (workforce development)

Fiscal Note

Funding: CATS Operating Fund

32. CATS Plumbing Maintenance and Repair Services

Action:

- A. Approve contracts for plumbing services for an initial term of three years with the following:**
- **After Hours Plumbing, Inc. (SBE),**
 - **Holloway Plumbing, LLC (MBE),**
 - **Marvin Plumbing, Inc., and**
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Brent Cagle, CATS

Craig Fox, CATS

John Mrzygod, CATS

Explanation

- These contracts will provide commercial plumbing services on an as-needed basis at various facilities maintained by the city and the Charlotte Area Transit System (CATS).
- On January 9, 2026, the city issued a Request for Proposals (RFP); four responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, project approach, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Total contract expenditures are estimated to be \$500,000.

Charlotte Business INclusion

Holloway Plumbing, LLC is a city-certified MBE, and Primes After Hours Plumbing, Inc. is a city-certified SBE. Contract goals were not established for these contracts because the scope of work or goods required do not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and CATS after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: CATS Operating Budget

33. Transit Fare Modernization Program

Action:

- A. **Approve the expansion of the CATS fare collection system to an account-based open payments design,**
- B. **Authorize the City Manager to execute amendments to existing contracts with Kuba and Genfare to enable an open-payment system,**
- C. **Authorize the City Manager to amend, renew, and adjust the terms of fare collection and on-call vendor contracts with price adjustments necessary to procure technology systems, equipment, and professional services to support the fare environment, and**
- D. **Authorize the City Manager to purchase such additional software licenses, services, hardware, maintenance and support, and system upgrades/expansions as required to maintain the system for as long as the city uses the system.**

Staff Resource(s):

Brent Cagle, CATS

Elizabeth Presutti, CATS

Rachel Gragg, Innovation and Technology

Explanation

- The Charlotte Area Transit System (CATS) is advancing a comprehensive Fare Collection Modernization Program to enhance customer experience, improve operational efficiency, and support future system growth.
- Waiver of a competitive solicitation process for services may be granted on a limited basis when deemed appropriate and in the city's best interest. A waiver has been approved for these services based on time constraints and the need for continuity of service and security.
- The existing fare collection system relies on aging technologies that limit functionality, flexibility, and long-term sustainability. To address these challenges, CATS is implementing a modern, scalable fare collection solution that aligns with industry best practices and evolving customer expectations.
- The modernization program includes the implementation of an account-based fare system, expansion of fare validation equipment, enhanced point-of-sale capabilities, and upgraded supporting back-office systems.
- CATS will utilize existing vendors and amend contracts to implement the system expansion and enhancements to reduce integration issues, simplify reporting, and ensure a seamless user experience.
- Total expenditures for the first five years of the project are estimated to be \$9,670,706.

Charlotte Business INclusion

Contracts with procurement waivers are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process. A procurement waiver was required for these contracts due to time constraints and the need for continuity of service and security.

Fiscal Note

Funding: CATS Operating Budget and CATS Capital Investment Plan

34. Amend Transfer of City-Owned Property on Freedom Drive

Action:

- A. Adopt an amended resolution approving the modified transfer of city-owned property located at 6514 Freedom Drive (a portion of parcel identification number 057-231-06) to the North Carolina Department of Transportation containing approximately 0.277 acres as fee simple and approximately 0.110 acres as a permanent utility easement, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the transaction.**

Staff Resource(s):

Phil Reiger, General Services
Ashleigh Price, General Services
Gregory Crawford, General Services

Explanation

- Council previously approved this request at the November 10, 2025 Business Meeting. This action is needed to correct the calculated actual acreage.
- The North Carolina Department of Transportation (NCDOT) is planning future improvements to Freedom Drive between Toddville Road and Moores Chapel Road (Council Districts 2 and 3) to improve mobility and accommodate bicycles and pedestrians along the project corridor (Project).
- The Charlotte Department of Transportation is a partner in the Project.
- City Council approved by resolution dated November 10, 2025 (RB 56, Page 132) the sale of a portion of city-owned property located at 6514 Freedom Drive, together with granting of an easement (Property), in Council District 2, to NCDOT.
- The resolution authorized the portioned sale of 4,415 square feet (0.101 acres) in fee simple for public right of way and 5,483 square feet (0.126 acres) for a permanent utility easement with a consideration of \$1.00.
- Following that action, an error was identified in the acreage calculations.
- The proposed amended transfer to NCDOT consists of:
 - 12,056 square feet (0.277 acres) in fee simple for public right-of-way, and
 - 4,770 square feet (0.110 acres) as a permanent utility easement.
- The Planning Commission reviewed the Property on May 20, 2025, and had no comments.

Attachment(s)

Map
Resolution

[Map - 6514 Freedom Dr](#)

[Resolution - Amend Transfer of City-Owned Property on Freedom Dr](#)

35. Refund of Property Taxes

Action:

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$25,998.76.

Staff Resource(s):

Matt Hastedt, Finance
David Browne, Finance

Explanation

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

Attachment(s)

Taxpayers and Refunds Requested
Resolution

[List of Taxpayers 4.27.26](#)

[Resolution April 27, 2026](#)

36. Set a Public Hearing on Ahsul Commercial Phase Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 26, 2026, for the Ahsul Commercial Phase Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 3.637-acre "Ahsul Commercial Phase" site is in northwest Mecklenburg County. The property is located along the west side of Oakdale Road and the south side of Mt. Holly-Huntersville Road.
 - The property is owned by Mt. Holly Investments.
 - The site is currently developed with two single-family dwellings and associated accessory buildings that will be removed prior to any redevelopment.
 - The petitioner has plans to redevelop the site with 30,000 square feet of retail uses.
 - The property is zoned CG(CD) (General Commercial Conditional) which allows for general commercial development.
 - Rezoning petition 2023-071 rezoned the site in June of 2024 from N1-A to CG(CD). The site's entitlements under the approved conditional plan allow for a neighborhood shopping center.
 - The property is located immediately adjacent to Council District 2.
 - The petitioned area consists of three parcels: parcel identification numbers 033-241-10, 033-241-09, 033-241-08.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

Rezoning petition 2023-071 Approved Site Plan

[Map - Ahsul Commercial Phase Area Annexation](#)

[Resolution - Ahsul Commercial Phase Area Annexation PH](#)

[Rezoning Petition 2023-071 Approved Site Plan](#)

37. Set a Public Hearing on Lofton Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 26, 2026, for the Lofton Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 42.464-acre "Lofton" site is in northeast Mecklenburg County. The property is located along the north side of Rocky River Road and west of Back Creek Church Road.
 - The property is owned by Stanley Martin Homes LLC.
 - The site is currently vacant.
 - The petitioner has plans to develop the site with 200 attached, townhome-style dwelling units.
 - The property is zoned R-8MF(CD) which allows for the development of multi-family uses.
 - Rezoning Petition 2022-175 rezoned the site in June of 2023 from N1-A to R-8MF(CD). The site's entitlements under the approved conditional plan allow for 200 multi-family attached dwelling units.
 - The property is located immediately adjacent to Council District 5.
 - The petitioned area consists of one parcel: parcel identification number 105-051-03.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

Rezoning Petition 2022-175 Approved Site Plan

[Map - Lofton Area Annexation](#)

[Resolution - Lofton Area Annexation](#)

[Rezoning Petition 2022-175 Approved Site Plan](#)

CONSENT - PROPERTY TRANSACTIONS

38. Property Transactions - Albemarle Road Pedestrian Safety and Connectivity, Parcel # 7

Action: Approve the following condemnation: Albemarle Road Pedestrian Safety and Connectivity, Parcel # 7

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 North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Albemarle Road Pedestrian Safety and Connectivity

Owner(s): Rise Avalon LLC - OREI Avalon Property Owner, LLC

Property Address: 5924 Regal Estate Lane

Total Parcel Area: 544,864 sq. ft. (12,508 ac.)

Property to be acquired by Easements: 89 sq. ft. (0.002 ac.) in sidewalk utility easement and 446 sq. ft. (0.010 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-17MF(CD)

Use: Multi-family (conditional zoning)

Parcel Identification Number(s): 103-111-21

<https://polaris3g.mecklenburgcountync.gov/pid/10311121>

Appraised Value: \$2,350

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

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

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

Council District: 5

Attachment(s): Map

[Map - Albemarle Rd Pedestrian Safety and Connectivity, Parcel #7](#)

39. Property Transactions - Albemarle Road Pedestrian Safety and Connectivity, Parcel # 13

Action: Approve the following condemnation: Albemarle Road Pedestrian Safety and Connectivity Parcel, # 13

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 North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Albemarle Road Pedestrian Safety and Connectivity

Owner(s): Cook Out - Albemarle Road, Inc.

Property Address: 6438 Albemarle Road

Total Parcel Area: 61,382 sq. ft. (1.409 ac.)

Property to be acquired by Easements: 104 sq. ft. (0.002 ac.) in permanent shelter easement and 156 sq. ft. (0.004 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: CG

Use: General Commercial

Parcel Identification Number(s): 133-171-32

<https://polaris3g.mecklenburgcountync.gov/pid/13317132>

Appraised Value: \$1,575

Property Owner's Concerns: The property owner is concerned about the design of the project and amount of compensation offered.

City's Response to Property Owner's Concerns: The city explained the rationale of the design 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: 5

Attachment(s): Map

[Map - Albemarle Rd Pedestrian Safety and Connectivity, Parcel #13](#)

40. Property Transactions - Albemarle Road Pedestrian Safety and Connectivity, Parcel # 14

Action: Approve the following condemnation: Albemarle Road Pedestrian Safety and Connectivity, Parcel # 14

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 North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Albemarle Road Pedestrian Safety and Connectivity

Owner(s): Aldi (N.C.), LLC

Property Address: 6454 Albemarle Road

Total Parcel Area: 124,762 sq. ft. (2.864 ac.)

Property to be acquired by Easements: 37 sq. ft. (0.001 ac.) in permanent shelter easement and 87 sq. ft. (0.002 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: CG

Use: General Commercial

Parcel Identification Number(s): 133-171-31

<https://polaris3g.mecklenburgcountync.gov/pid/13317131>

Appraised Value: \$525

Property Owner's Concerns: The property owner is concerned about the design of the project.

City's Response to Property Owner's Concerns: The city was able to redesign to accommodate some of the property owner's design requests. The city continues to negotiate with the property owner.

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

Council District: 5

Attachment(s): Map

[Map - Albemarle Rd Pedestrian Safety and Connectivity, Parcel #14](#)

41. Property Transactions - Albemarle Road Pedestrian Safety and Connectivity, Parcel # 16

Action: Approve the following condemnation: Albemarle Road Pedestrian Safety and Connectivity, Parcel # 16

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 North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Albemarle Road Pedestrian Safety and Connectivity

Owner(s): RBNC III, LLC

Property Address: 6708 Albemarle Road

Total Parcel Area: 29,139 sq. ft. (0.669 ac.)

Property to be acquired by Easements: 189 sq. ft. (0.004 ac.) in permanent shelter easement and 260 sq. ft. (0.006 ac.) in temporary construction easement

Structures/Improvements to be impacted: Irrigation system

Landscaping to be impacted: None

Zoned: OFC

Use: Office Flex Campus

Parcel Identification Number(s): 133-231-06

<https://polaris3g.mecklenburgcountync.gov/pid/13323106>

Appraised Value: \$5,825

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project. The city continues to negotiate with the property owner.

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

Council District: 5

Attachment(s): Map

[Map - Albemarle Rd Pedestrian Safety and Connectivity, Parcel #16](#)

42. Property Transactions - Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 8

Action: Approve the following condemnation: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 8

Project: Harrisburg Road Shared-Use Path Winterwood to Sam Dee

Owner(s): Timotheus Sherrod Simmons, Major Simmons Jr., and Jarin Simmons

Property Address: 10417 Harrisburg Road

Total Parcel Area: 261,384 sq. ft. (6.000 ac.)

Property to be acquired by Fee Simple: 5,308 sq. ft. (0.122 ac.) inside right-of-way

Property to be acquired by Easements: 2,053 sq. ft. (0.047 ac.) storm drainage easement, 390 sq. ft. (0.009 ac.) sidewalk utility easement, and 1,532 sq. ft. (0.035 ac.) temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A

Use: Neighborhood 1-A

Parcel Identification Number(s): 111-061-09

<https://polaris3g.mecklenburgcountync.gov/pid/111061009>

Appraised Value: \$15,150

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

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

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

Council District: 5

Attachment(s): Map

[Map - Harrisburg Rd SUP Winterwood to Sam Dee, Parcel #8](#)

43. Property Transactions - Pence and Harrisburg Road Intersection Improvements, Parcel # 3

Action: Approve the following condemnation: Strategic Investment Area Pence and Harrisburg Road Intersection Improvements, Parcel # 3

Project: Strategic Investment Area Pence and Harrisburg Road Intersection Improvements

Owner(s): Miroslav and Zaklina Petrovic

Property Address: 7108 Harrisburg Road

Total Parcel Area: 27,363 sq. ft. (0.628 ac.)

Property to be acquired by Fee Simple: 2,838 sq. ft. (0.065 ac.) fee simple inside right-of-way

Property to be acquired by Easements: 88 sq. ft. (0.002 ac.) in permanent shelter easement and 293 sq. ft. (0.007 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: ML-1

Use: Manufacturing and Logistics

Parcel Identification Number(s): 111-15-105

<https://polaris3g.mecklenburgcountync.gov/pid/11115105>

Appraised Value: \$675

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property.

City's Response to Property Owner's Concerns: The city explained the rationale of the design 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: 5

Attachment(s): Map

[Map - Pence and Harrisburg Rd Intersection Improvements, Parcel #3](#)

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.