

City of Charlotte

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



Meeting Agenda

Monday, April 13, 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.

2. Consent agenda items 23 through 52 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

CATS Budget Outlook

Staff Resource(s):

Brent Cagle, CATS

Time: Presentation - 20 minutes; Discussion - 20 minutes

Explanation

- Council will receive an overview of the FY 2027 Budget Outlook for the Charlotte Area Transit System.

Street Vending Regulation

Council Resource(s):

Danté Anderson, Safety Committee

Staff Resource(s):

Charlie Jones, Transportation

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation

- Council will receive an overview of recommended policy considerations related to street vending regulations.

Passenger Vehicle For Hire Ordinance Revisions

Council Resource(s):

Danté Anderson, Safety Committee

Staff Resource(s):

Jessica Battle, City Attorney's Office

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation

- Council will receive an overview of updates for consideration related to the city's Passenger Vehicle for Hire Ordinance.

Housing Trust Fund

Council Resource(s):

LaWana Mayfield, Housing Committee

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Time: Presentation - 15 minutes; Discussion - 20 minutes

Explanation

- Council will receive recommendations related to the recent Housing Trust Fund request for proposals.

5. Closed Session

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

6. National Arbor Day

Action:

Mayor Lyles will read a proclamation recognizing April 24, 2026, as National Arbor Day.

7. National Library Week

Action:

Mayor Lyles will read a proclamation recognizing April 19 through 25, 2026, as National Library Week.

PUBLIC HEARING

8. Public Hearing on the Housing and Community Development Fiscal Year 2027 Annual Action Plan

Action:

Conduct a public hearing on 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 media, newsletters, and other communication platforms.

Explanation

- The Plan includes housing and community development needs and resources for the city and the Charlotte-Mecklenburg Regional Housing Consortium.
- The Charlotte-Mecklenburg Regional Housing Consortium is a partnership among the city, Mecklenburg County, and the towns of Cornelius, 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 the city's \$25,000,000 Section 108 Loan awarded last year through HUD's 108 Loan Guarantee Program.
- City Council will consider approval of the Plan at a future City Council Business Meeting.
- Plans must be submitted to HUD no later than May 15, 2026, or no later than 60-days following the release of HUD's program year allocations.

Attachment(s)

FY 2027 Annual Action Plan Executive Summary Draft

[FY 2027 Annual Action Plan Draft](#)

POLICY

9. City Manager's Report

10. Solid Waste Services Ordinance Amendment

Action:

Adopt an ordinance approving amendments to Chapter 10 Articles I and II of the City Code as recommended by the Housing Committee.

Committee Chair:

Lawana Mayfield, Housing Committee

Staff Resource(s):

Rodney Jamison, Solid Waste Services
Thomas Powers III, City Attorney's Office

Current Ordinance

- The Solid Waste Services Ordinance is codified in Chapter 10, Article I (definitions) and Chapter 10, Article II (collection services) of the City Code. City Council previously revised City Code Chapter 10 on September 11, 2017, with an effective date of January 18, 2018.

Proposed Changes

- The revised Solid Waste Services Ordinance does the following:
 - Updates references throughout the ordinance;
 - Streamlines language to improve readability;
 - Clarifies service eligibility for duplexes, triplexes, quadruplexes, townhomes, etc.; and
 - Clarifies that accessory dwelling units are eligible to receive curbside collection services in a separate small container. Any accessory dwelling unit must have its own address.
- Ordinance revisions are not meant to delve into service level changes.

Committee Discussion

- The Housing Committee (Committee) discussed the policy referral at the February 5, 2026, Committee meeting.
- On February 5, 2026, the Committee voted unanimously (Mayfield, Johnson, Mayo, Mazuera Arias, Owens) to recommend the amendment to full City Council.
- Council received an overview of the Committee's recommendations at the March 9, 2026, City Council Meeting.

Attachment(s)

Ordinance
Ordinance Revisions

[Ordinance - Amend Chapter 10](#)

[Ordinance- Amend Chapter 10 \(Markup\)](#)

BUSINESS

11. 2026 Water Sewer Revenue Bonds and Construction Period Financing

Action:

- A. **Adopt an initial findings resolution that makes certain Statements of Fact concerning the Water Sewer Revenue Bonds and Revenue Bond Anticipation Notes,**
- B. **Provide for the issuance of Water Sewer Revenue Bonds in an amount not to exceed \$570,000,000,**
- 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 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. **Authorize city officials to take necessary actions to complete the financing, including making the application to the Local Government Commission.**

Staff Resource(s):

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

Explanation

- 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 a \$500 million Revenue 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 portion of approximately \$633,000,000 bonds outstanding for 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 BAN 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.
- City Council will consider approval of the Bond Orders related to these actions at the May 11, 2026, Business Meeting.
- These actions do not require rate increases.

Fiscal Note

Funding: Charlotte Water Revenue Bond Debt Service Fund

Attachment(s)

Initial Findings Resolution

[Initial Findings Resolution - Charlotte Water and Sewer System Revenue Bonds and BAN 2026](#)

12. Municipal Agreement for the Metrolina Regional Travel Demand Model

Action:

- A. Adopt a resolution ratifying interlocal agreements for the development and maintenance of the Metrolina Regional Travel Demand Model for a term of five years with the following local governments:**
- City of Concord,
 - City of Gastonia,
 - City of Rock Hill,
- B. Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute the interlocal agreements to reimburse the City of Charlotte for the development and maintenance of the Metrolina Regional Travel Demand Model for a term of five years with the following state agencies:**
- North Carolina Department of Transportation,
 - South Carolina Department of Transportation, and
- C. Authorize the City Manager to negotiate and execute all documents necessary to complete the interlocal agreements.**

Staff Resource(s):

Debbie Smith, Transportation

Martin Kinnamon, Transportation

Explanation

- The Metrolina Regional Travel Demand Model is a computer modeling tool for evaluating existing and future travel in the Metrolina region.
- Ongoing refinement and updates of the Metrolina Regional Travel Demand Model are necessary to maintain the state-of-the-practice travel demand model as required by the U.S. Department of Transportation for air quality conformity determinations, highway travel forecasts, and transit ridership forecasts.
- The Charlotte Department of Transportation (CDOT) is the custodian of the Metrolina Regional Travel Demand Model for a 12-county, bi-state region. The city is responsible for managing all model-related work completed by both staff and consultants.
- The terms of these agreements provide for the reimbursement of expenses related to the development and model maintenance of the Metrolina Regional Model.
- The following agencies jointly fund the Metrolina Regional Travel Demand Model work:
 - North Carolina Department of Transportation (NCDOT),
 - South Carolina Department of Transportation (SCDOT),
 - Cabarrus-Rowan Metropolitan Planning Organization (CRMPO),
 - Charlotte Regional Transportation Planning Organization (CRTPO),
 - Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO), and
 - Rock Hill-Fort Mill Area Transportation Study (RFATS).
- State Agencies will contribute a combined total of 50 percent (\$117,500) in reimbursement for fiscal year (FY) 2027:
 - NCDOT: 45 percent (\$105,750), and
 - SCDOT: Five percent (\$11,750).
- Various Metropolitan Planning Organizations (MPOs) contribute the remaining 50 percent (\$117,500) based on the MPO's planning area:
 - City of Concord on behalf of CRMPO: 7.217 percent (\$16,959.51),
 - City of Gastonia on behalf of GCLMPO: 8.022 percent (\$18,850.74),
 - City of Rock Hill on behalf of RFATS: 5.267 percent (\$12,378.50), and
 - City of Charlotte on behalf of CRTPO: 29.494 percent (\$69,311.25).

- The City of Charlotte contributes \$7,929.21 of this amount.
- The cost share of the agreements will be included in the city's FY 2027 budget.
- Shares for each MPO may be adjusted in the future to reflect the 2030 Census.

Fiscal Note

Funding: NCDOT, SCDOT, Cities of Rock Hill, Gastonia, and Concord, CRTPO, and Planning Operating Budget

Attachment(s)

Resolution - Action A

Resolution - Action B

[Resolution - Action A](#)

[Resolution - Action B](#)

13. Johnnette Drive Affordable Housing Contract Amendment

Action:

- A. Adopt an amended resolution approving the modified terms for the sale of city-owned property at 6048 Johnnette Drive (parcel identification number 103-221-16) to TDC Farm Pond, LLC, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to amend and complete the sale of the property.**

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services
Phil Reiger, General Services
Gregory Crawford, General Services

Explanation

- In October, 2025, City Council approved the sale of an approximately 0.619-acre property at 6048 Johnnette Drive (Property) in Council District 5 to TDC Farm Pond, LLC (Developer), a North Carolina limited liability company and affiliate of The Drakeford Company.
- The Developer intends to combine the Property with adjacent contiguous parcels consisting of approximately 19 acres to develop a residential project currently known as the Harvest Hill Drive Subdivision (Development).
- The city is under contract to sell the Property to the Developer for the development of two for-sale affordable housing units within the Development, subject to certain terms and conditions including requiring the affordable units to be complete and available for occupancy by no later than September 30, 2027.
- Due to delays in the Development schedule, the Developer has requested a contract amendment to provide a three-year period from the date of the deed conveying the property for completion of the affordable units (Development Period). This request is consistent with other development periods granted by the city.
- All other previously agreed upon terms and conditions remain unchanged, and include:
 - Number of Units: the Development will provide two for-sale affordable housing units (Affordable Units).
 - Area Media Income: 80 percent or below the area median income (AMI), with Affordable Unit sales prices not to exceed the then-applicable House Charlotte sales price limit.
 - Affordability Period: the Affordable Units shall have an affordability period of 15 years.
 - Construction: the Affordable Units shall be of a similar size and quality consistent with the other dwellings in the Development.
 - Delivery: the Affordable Units must be among the first 55 units built within the overall Development.
- Staff support the request to extend the affordable housing Development Period for three years following the conveyance. If the two Affordable Units are not complete and available for occupancy by the conclusion of the Development Period, the city will have the right of reverter to return the Property to the city.

Attachment(s)

Resolution
Map

[Resolution - Johnnette Dr Affordable Housing Contract Amendment](#)

[Map - City-Owned Property on Johnnette Dr](#)

14. Naturally Occurring Affordable Housing Preservation Support for 1001 Tyvola Apartments

Action:

- A. **Approve a Housing Trust Fund allocation in the amount of \$3,500,000 to 1001 Tyvola CSLC LP for the acquisition of the 1001 Tyvola Apartments, and**
- B. **Authorize the City Manager, or his designee, to negotiate, execute, amend, and renew contracts as needed to complete these transactions.**

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Explanation

- In 2024, the city issued a rolling Request for Proposals (RFP) for the acquisition and rehabilitation of naturally occurring affordable housing (NOAH), which serves to provide opportunities to NOAH developers/owners to be responsive to quickly changing market conditions and allows the city to evaluate proposals on a rolling basis as market opportunities arise.
- 1001 Tyvola CSLC LP, a North Carolina limited liability partnership (Developer) and affiliate of Community Solutions International, Inc., proposes to acquire 1001 Tyvola Apartments, an existing 297-unit multi-family NOAH development originally constructed in 2021 and situated on approximately 6.6 acres at 2051 Establishment Way (parcel identification number 169-084-02) in Council District 3. The property is located near the intersection of Tyvola Road and Old Pineville Road, and approximately 0.25 miles from the Tyvola Blue Line Station.
- The property meets the city's NOAH preservation goals which include:
 - Rents are in the area median income (AMI) range that are at risk due to surrounding neighborhood dynamics;
 - Property can maintain a good quality of life for residents for the next 20 years or more; and
 - Property is located in an area experiencing transformative change and property appreciation.
- The Developer, in response to the city's NOAH RFP, is requesting \$3.5 million for the acquisition of the property.
- The city's support will include the following terms for the preservation of the units:
 - 60-year deed restriction for 100 units as follows:
 - 20 units at 30 percent AMI,
 - 40 units at or below 70 percent AMI, and
 - 40 units at or below 80 percent AMI.
 - 20-year deed restriction for 100 units as follows:
 - 100 units at or below 80 percent AMI, and
 - At the conclusion of the 20-years, the 100 units may convert to market rate.
- The city investment will be contingent upon a current property appraisal of no less than \$71.9 million and a physical needs assessment of the property.

Background and Council Discussion

- Completed in 2021, the property requires minimal rehabilitation. This represents an exception to the city's Guidelines for Preserving Naturally Occurring Affordable Housing (Guidelines) which establishes that properties older than 15 years will be considered NOAH. This proposal advances NOAH objectives and Affordable Housing Funding Policy goals by limiting displacement, providing long-term, deed-restricted affordability in a transit station area, and supporting a vulnerable population with on-site residential services.
- The Housing Committee (Committee) reviewed the proposal at the March 5, 2026, Committee meeting, and discussed the proposal's exception to the Guidelines.
- The Committee voted 4-0 to recommend city support for the proposal to the full City Council for

- consideration (Mayfield, Mazuera Aria, Mayo, Ownes; Johnson absent).
- City Council received an overview of the proposal and the Committee's recommendation at the March 9, 2026, Business Meeting.

Fiscal Note

Funding: Housing Trust Fund

Attachment(s)

Map

[Map - 1001 Tyvola Apartments](#)

15. Charlotte Future 2040 Community Area Plans and Revised Policy Map

Action:

- A. **Adopt the seven proposed Charlotte Future 2040 Community Area Plans (Volume I - Program Guide and Volume II - Community Area Plan Policy) and Revised Policy Map, and**
- B. **Amend the seven previously adopted Charlotte Future 2040 Community Area Plans (Volume I - Program Guide and Volume II - Community Area Plan Policy).**

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Kathy Cornett, Planning, Design, and Development

Catherine Mahoney, Planning, Design, and Development

Explanation

- The Community Area Plans (CAPs) are the second major implementation item of the Charlotte Future 2040 Comprehensive Plan (adopted by City Council in June 2021), following the Charlotte Future 2040 Policy Map (adopted by City Council in March 2022).
- On November 24, 2025, City Council voted to adopt the proposed Community Area Plan (Volume I - Program Guide, Volume II - CAP Policy) and Revised Policy Map for: East Inner, Northeast Inner, South Inner, South Middle, South Outer, Southwest Middle, and Southwest Outer.
- The proposed Community Area Plan (Volume I - Program Guide, Volume II - CAP Policy) and Revised Policy Map for the East Middle and Outer, North Inner, North Middle and Outer, Northeast Middle and Outer, West Inner, West Middle, West Outer were deferred until no later than March 23, 2026.
- Staff hosted additional engagement opportunities from January through February 2026, including an online survey and workshops on February 12, 17, 19, and 24.
- On March 9, 2026, City Council received an overview of the final proposed changes for the seven deferred and seven adopted plans based on community feedback received through the 2026 engagement opportunities.
- On March 23, 2026, City Council held a public hearing to amend the seven adopted plans. City Council voted to defer decision on the adoption of the seven proposed plans and amendment of the seven adopted plans.
- On March 23, 2026, the Planning Committee of the Planning Commission unanimously recommended (5-0) approval to amend, with conditions to the proposed changes, of the seven adopted plans.

Background

- The CAPs are an important level of policy guidance that build upon the vision and goals of the Comprehensive Plan. These plans detail how each area can contribute to Charlotte's future vision, offering specific guidance on land use, urban design, transportation, open space, and infrastructure.
- The CAPs contain four components: Volume I - Program Guide; Volume II - CAP Policy; Volume III - Implementation; and the Revised Charlotte Future 2040 Policy Map.
 - The Program Guide provides an overview of the plans' purpose, including how they affect different users, and addresses additional policies related to the built environment that apply to all plan geographies. It also includes policy guidance for modifying the citywide Policy Map.
 - The CAP Policy is considered the main body of the 14 CAPs and addresses each geography's profile, needs, goals, recommended development pattern, and supporting projects and programs.

- The Implementation chapter includes an Implementation Guide, which assigns staff leads and potential time frames for advancing each policy recommendation. The Charlotte City Council will not be asked to adopt Volume III - Implementation.
- The Revised Charlotte Future 2040 Policy Map was updated through the CAP planning process.
- In winter 2023, the first phase of the Community Area Planning process began with an analysis of each plan area's profile, greatest needs, and prioritized goals from the Comprehensive Plan. The findings of this phase were published in 14 Community Reports, available on the project website.
- The second phase of the Community Area Planning process (spring through fall 2023) focused on refining the Charlotte Future 2040 Policy Map to ensure its recommendations for future development addressed each plan area's greatest needs and goals. The outcome of this phase, a Revised Policy Map, was first published on the project website and open for public comment from March to June 2024. A second revised draft was published and open for public comment from September to November 2024.
- The third phase (spring through fall 2024) identified planned infrastructure projects and existing programs that will support future growth. The community was also asked for input on additional projects and programs needed in the future.
- In the fourth phase (fall 2024), the various components of the planning process were compiled into 14 draft documents.
- On April 3, 2025, the City of Charlotte released 14 draft Charlotte Future 2040 CAPs and a Revised Future 2040 Policy Map for public review and comment.
- On April 7, 2025, staff presented the plans to the Transportation, Planning, and Development Committee.
- On April 14, 2025, staff presented the plans to the Planning Commission.
- On April 15, 2025, staff presented the plans to the Planning Committee of the Planning Commission.
- City Council received an overview of the plans during their April 28, 2025, Business Meeting.
- On May 12, 2025, City Council held a public hearing on the plans and Revised Policy Map.
- City Council received an update on public engagement efforts, which reached 491,000 people and received 2,520 comments throughout the planning process, at their June 9, 2025, Business Meeting.
- On June 17, 2025, the Planning Committee of the Planning Commission unanimously recommended (7-0) adoption, with proposed changes, of the Charlotte Future 2040 Community Area Plans and the Revised Policy Map.
- On July 14 and 15, 2025, staff hosted two public webinars, to provide additional opportunities for community engagement.
- On August 4, 2025, staff presented the final proposed changes based on community feedback, to the Transportation, Planning, and Development Council Committee.
- On September 22, 2025, City Council recommended (10-1) deferral of the Charlotte Future 2040 Community Area Plans and the Revised Policy Map.
- On November 6, 2025, staff hosted the "Your Neighborhood, Your Plan: Charlotte Future 2040 Community Area Plans Explained" webinar as an additional public engagement opportunity.
- On November 24, 2025, City Council adopted seven of the CAPs: East Inner, Northeast Inner, South Inner, South Middle, South Outer, Southwest Middle, and Southwest Outer.
- Council voted to defer consideration of seven of the CAPs to March 2026 and directed staff to engage in additional community engagement opportunities.
- After conducting additional engagement, staff recommend three types of proposed changes:
 - New policies that provide additional guidance in three key areas:
 - Managing neighborhood change: Policies that balance preserving valued neighborhood characteristics with accommodating growth. These policies support context-sensitive infill development.
 - Reducing environmental impacts: Policies that promote environmentally responsible growth and improve transitions between land uses, particularly where neighborhoods and manufacturing areas meet. These policies also encourage future projects and

- public investments to help reduce existing environmental impacts.
- Ensuring infrastructure can support growth: Policies that align future growth with infrastructure capacity and commit the city to regularly reviewing how development affects transportation services.
 - Minor additions and revisions that clarify language, strengthen policy intent, and ensure the plans more accurately reflect community priorities.
 - Policy Map changes that incorporate community feedback while remaining consistent with the citywide mapping approach.
- The Revised Policy Map and additional information can be found on the Charlotte Future 2040 Comprehensive Plan website: <https://www.cltfuture2040.com>

Attachment(s)

Community Area Plan Proposed Changes for Final Documents

Community Area Plan Volume I - Program Guide

Community Area Plan Volume II - Policy

Appendix

Ordinances

[Community Area Plans Proposed Changes for Final Documents](#)

[Community Area Plan - Program Guide](#)

[Community Area Plan - East Middle and Outer](#)

[Community Area Plan - North Inner](#)

[Community Area Plan - Northeast Middle and Outer](#)

[Community Area Plan - West Inner](#)

[Community Area Plan - West Middle](#)

[Community Area Plan - West Outer](#)

[Community Area Plan - East Inner](#)

[Community Area Plan - Northeast Inner](#)

[Community Area Plan - South Inner](#)

[Community Area Plan - South Middle](#)

[Community Area Plan - South Outer](#)

[Community Area Plan - Southwest Middle](#)

[Community Area Plan - Southwest Outer](#)

[Community Area Plans - Appendix](#)

[Ordinance - East Middle and Outer Plan](#)

[Ordinance - North Inner Plan](#)

[Ordinance - North Middle and Outer Plan](#)

[Ordinance - Northeast Middle Outer Plan](#)

[Ordinance - West Inner Plan](#)

[Ordinance - West Middle Plan](#)

[Ordinance - West Outer Plan](#)

[Ordinance East Inner Area Plan](#)

[Ordinance Northeast Inner Area Plan](#)

[Ordinance South Inner Area Plan](#)

[Ordinance South Middle Area Plan](#)

[Ordinance South Outer Area Plan](#)

[Ordinance Southwest Middle](#)

[Ordinance Southwest Outer Area Plan](#)

[Ordinance - Revised Policy Map](#)

NOMINATIONS

16. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Shenequa Thomas has served two terms and is ineligible for reappointment.
- One appointment for a three-year term recommended by the Asian American Chamber of Commerce beginning April 29, 2026, and ending April 28, 2029.
 - Abhijit Shende is eligible for reappointment.
- 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 partial term recommended by the Certified SBE-Hispanic Contractors Association beginning upon appointment and ending April 28, 2026, and a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Domenico Santilli is ineligible for reappointment.
- One appointment for a partial term recommended by the Charlotte Regional Business Alliance beginning upon appointment and ending April 28, 2026, and a three-year term 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 Latin American Chamber of Commerce beginning April 29, 2026, and ending April 28, 2029.
- 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 partial term recommended by the Metrolina Minority Contractors Association beginning upon appointment and ending April 28, 2026, and a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Melody Compton did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Native American Association beginning upon appointment and ending April 28, 2026, and a three-year term beginning April 29, 2026, and ending April 28, 2029.
 - Gregory Bryant did not meet attendance requirements.

Attachment(s)

Business Advisory Committee Applications

17. 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 partial term beginning upon appointment and ending February 28, 2027.
 - Raghunadha Kotha has resigned.
- One appointment for a partial term recommended by the Black Chamber of Commerce beginning upon appointment and ending February 28, 2027.
 - Jeremy Johnson has resigned.
- 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

18. 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 recommended by the Charlotte Regional Business Alliance beginning July 1, 2025, and ending June 30, 2028.
 - Akofa Dossou is eligible but not interested in reappointment.

Attachment(s)

Charlotte International Cabinet Applications

19. 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

20. Nominations to the Community Relations Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Four appointments for a partial term beginning upon appointment and ending June 30, 2028.

Attachment(s)

Community Relations Committee Applications

21. Nominations to the Neighborhood Matching Grants Fund

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Three appointments for a Neighborhood Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
 - Destiny Crawford is eligible for reappointment.
 - Jeffrey Simpson is eligible for reappointment.
 - Jason Wager is eligible but not interested in reappointment.
- Two appointments for a Non-Profit Sector Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
 - Rhonda Dean has served two terms and is ineligible for reappointment.
 - Phillip Gusman has served two terms and is ineligible for reappointment.
- One appointment for a two-year term recommended by School Superintendent beginning April 16, 2026, and ending April 15, 2028.
 - Latisha Hensley is eligible for reappointment.

Attachment(s)

Neighborhood Matching Grants Fund Applications

22. 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.

Attachment(s)

Passenger Vehicle for Hire Board Applications

CONSENT

23. Building Controls and Related Electrical Components

Action:

- A. Approve the purchase of building controls and related electrical components from a cooperative contract,**
- B. Approve a contract with Schneider Electric for the purchase of building controls and related electrical components for a term of two years under Omnia Partners Purchasing Agreement #2023003495, and**
- C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contact.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Bill Witherell, General Services

Explanation

- The General Services Department is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets, with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, cultural facilities, and public safety.
- This contract will support maintenance and repair of Schneider Electric controls and other electrical components located in city facilities.
- Key services available through this cooperative contract with Schneider Electric include, but are not limited to:
 - Preventive maintenance,
 - Repair or replacement of Schneider Electric controllers and other electrical components, and
 - Remote monitoring of critical building systems, including HVAC and related controls.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be \$1,000,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: General Services Operating Budget and General Capital Investment Plan

24. Mechanical Engineering and Design Services

Action:

- A. Approve contracts for mechanical engineering and design services for a term of three years with the following:**
- **CMTA,**
 - **McKim & Creed, Inc.,**
 - **RMF Engineering, Inc.,**
 - **Salas O'Brien, 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):

Phil Reiger, General Services
David Wolfe, General Services
Bill Witherell, General Services

Explanation

- The General Services Department is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, cultural facilities, and public safety.
- This contract is for as-needed mechanical engineering design services, including HVAC system design and related mechanical components, to support maintenance and minor renovation projects at city facilities.
- On January 29, 2026, the city issued a Request for Qualifications (RFQ); seven responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, and responsiveness to the RFQ requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be approximately \$1,335,000.

Charlotte Business INclusion

Contract goals were not established for this contract because the scope of work or goods required does 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 the respective departments after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: General Services Operating Budget

25. Ornamental Fountain and Splash Pad Maintenance Services

Action:

- A. Approve contract amendment #2 for \$320,980 to the contract with Ponds R Us, LLC for ornamental fountain and splash pad maintenance 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):

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

Explanation

- The city maintains several spray grounds and fountains across multiple locations including: McColl Park in Council District 1; Five Points Plaza Park in Council District 2; and Ninth Street Mini Park in Council District 2.
- This contract provides maintenance, repair, cleaning, and operational services for ornamental fountains and splash pads, including all necessary labor, equipment, supplies, and materials.
- On October 1, 2022, following a competitive solicitation process, the city entered into a contract with Ponds R Us, LLC in the amount of \$346,500 for ornamental fountain and splash pad maintenance services for a three-year term with the option to renew for two, one-year terms.
 - Amendment #1 in the amount of \$16,875 addressed a site-specific update, including renaming Polk Park to McColl Park and accommodating a limited scope addition at that location.
- Amendment #2 is needed to extend the contract through the final renewal term and implement broader scope updates, including revisions to the McColl Park show schedule and ongoing operating needs.
- The new estimated value of the contract including this amendment is \$684,355.

Charlotte Business INclusion

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

Fiscal Note

Funding: General Services Operating Budget

26. Real Estate Legal Services

Action:

- A. Approve a contract with Hoard Law PC dba HW Legal Group (MBE) for real estate legal services for a term of three years, and**

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

Staff Resource(s):

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

Explanation

- Real estate legal services are necessary to support property acquisition and related transactions for projects included in the city's Capital Investment Plan.
- This contract will include services such as title searches, closings, and related services to facilitate timely and legally compliant property transactions.
- On January 23, 2026, the city issued a Request for Proposals (RFP); one response was received.
- Hoard Law PC dba HW Legal Group best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$300,000.

Charlotte Business INclusion

HW Legal Group is a city-certified MBE. This contract is for specialized legal services. Contracts for legal services on behalf of the city, its employees, or elected officials are exempt from all aspects of the CBI Program unless otherwise elected by the Department.

Fiscal Note

Funding: General Capital Investment Plan and CATS Capital Investment Plan

27. Irwin Creek Wastewater Treatment Plant Chemical System Improvements

Action:

Approve a contract in the amount of \$893,837.50 to the lowest responsive bidder Gilbert Engineering Co, Inc. for the Irwin Creek Wastewater Treatment Plant Chemical System Improvements Project.

Staff Resource(s):

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

Explanation

- This project provides a new 10,000-gallon chemical storage tank, pumps, motors, meters, piping, and appurtenances for a complete chemical storage and feed system at Irwin Creek Wastewater Treatment Plant in Council District 3.
- On January 23, 2026, the city issued an Invitation to Bid; four bids were received.
- Gilbert Engineering Co, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the third quarter of 2027.

Charlotte Business INclusion

Gilbert Engineering Company has elected to self-perform 100% of the work on this contract and has provided the required documentation to demonstrate that it can perform all scopes of work on this contract with their own forces.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

28. Iris Drive Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$647,893.57 to the lowest responsive bidder Carolina Wetland Services, Inc. (WBE, SBE) for the Iris 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 improve the stream system along Iris Drive near its intersection with Central Avenue in Council District 1.
- The work includes grading, storm drainage, sanitary sewer, asphalt paving, water, curb and gutter, sidewalk, retaining wall, and plantings.
- On January 20, 2026, the city issued an Invitation to Bid; five bids were received.
- Carolina Wetland Services 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: 7.10%

Carolina Wetland Services, Inc. met the established contract goal and has committed 7.10% (\$46,000) of the total contract amount to the following certified firm(s):

- Diamond Trucking of NC, Inc. (MBE, SBE) (\$46,000) (hauling)

Established WSBE Goal: 5.00%

Committed WSBE Goal: 92.90%

Carolina Wetland Services, Inc. is a city-certified WBE and SBE, and their total self-performance of 92.90% (\$601,893) of the total contract amount will be counted toward the established goal.

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Iris Drive SDIP](#)

29. Shamrock Gardens Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$6,610,650.20 to the lowest responsive bidder Zoladz Construction Co. Inc. for the Shamrock Gardens 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 Audrey Street, Michigan Avenue, Frontenac Avenue, and Finchley Drive in Council District 1.
- The work includes grading, storm drainage, water, sanitary sewer, in-stream structures, plantings, curb and gutter, sidewalk, and asphalt paving.
- On January 29, 2026, the city issued an Invitation to Bid; seven bids were received.
- Zoladz Construction Co. 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: 7.00%

Committed MBE Goal: 7.00%

Zoladz Construction Co., Inc. met the established contract goal and has committed 7.00% (\$462,746) of the total contract amount to the following certified firm(s):

- Diamond Trucking of NC, Inc. (\$315,576) (MBE, SBE) (hauling)
- RRC Concrete, Inc. (MBE) (\$147,170) (concrete)

Established WSBE Goal: 5.00%

Committed WSBE Goal: 6.68%

Zoladz Construction Co., Inc. exceeded the established contract goal and has committed 6.68% (\$441,914) of the total contract amount to the following certified firm(s):

- Bullington Construction, Inc. (WBE) (\$48,314) (fence)
- On Time Construction, Inc. (WBE, SBE) (\$150,000) (bricks, concrete)
- Striping Concepts LLC (SBE) (\$3,600) (striping)
- Trull Contracting LLC (WBE) (\$120,000) (asphalt)
- Whitesell Trucking, Inc. (SBE) (\$120,000) (clearing)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Shamrock Gardens SDIP](#)

30. Storm Water Repair and Improvement Projects - G

Action:

- A. Approve a contract in the amount of \$4,888,252 to the lowest responsive bidder Onsite Development, LLC for the Storm Water Repair and Improvement FY2026-G 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 January 24, 2026, the city issued an Invitation to Bid; three bids were received.
- Onsite Development, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the third 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% (\$342,178) of the total contract amount to the following certified firm(s):

- B Hawk and Sons Transportation Services, LLC (MBE) (\$10,000) (traffic control)
- LJR Concrete, LLC (MBE, SBE) (\$125,000) (construction)
- Streeter Trucking Company Inc. (MBE, SBE) (\$103,589) (hauling)
- Tonys Trucking (MBE, SBE) (\$103,589) (hauling)

Established WSBE Goal: 5.00%

Committed WSBE Goal: 5.00%

OnSite Development, LLC met the established contract goal and has committed 5.00% (\$244,413) of the total contract amount to the following certified firm(s):

- C & M Recycling, Inc. (WBE) (\$125,000) (materials)
- Key's Trucking, LLC (WBE) (\$119,413) (hauling)

Fiscal Note

Funding: Stormwater Capital Investment Plan

31. Airport CLT Logistics Center Relocation

Action:

Approve a contract in the amount of \$3,446,501 to the lowest responsive bidder Keach Construction, Inc. for the CLT Logistics Center Relocation project.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- This project will include interior and exterior renovations at the Cargo 6 facility to accommodate the Aviation Logistics operation's relocation from the CLT. This will allow for Logistics expansion as well as employee workspace needs at the CLT Center.
- The project involves improvements to the fire protection system, employee workspace, offices, and restrooms, and replacing the roof at the Cargo 6 facility.
- On January 26, 2026, the city issued an Invitation to Bid; four bids were received.
- Keach Construction, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of fiscal year 2027.

Charlotte Business INclusion

Established MWSBE Goal: 10.00%

Committed MWSBE Goal: 31.94%

Keach Construction, Inc. exceeded the established subcontracting goal and has committed 31.94% (\$1,100,882) of the total contract amount to the following certified firm(s):

- Platinum Coating (WBE) (\$12,564) (painting)
- Stevens Interior (SBE) (\$38,542) (drywall/act)
- Tec Electric (MBE, SBE) (\$1,049,776) (electrical)

Fiscal Note

Funding: Aviation Capital Investment Plan

32. Airport Communications Coverage Reimbursement Agreement

Action:

- A. **Authorize the City Manager to execute a reimbursement agreement with the Federal Aviation Administration for a Communications Coverage facility, and**
- B. **Authorize the City Manager to amend the agreement consistent with the purpose for which the agreement was approved.**

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- The Fourth Parallel Runway Program will enhance airfield capacity and operational efficiency and reduce the number of active runway crossings.
- As part of the Runway Program, the South-End Around Taxiway (SEAT) project includes the construction of a new taxiway that will provide aircraft with the ability to continuously taxi around the south end of the two center runways and associated airside and landside elements.
- This reimbursement agreement will provide for design and implementation support services from the Federal Aviation Administration (FAA) for the construction of a new Radio Transmission and Receiver site that ensures adequate communications coverage for the new taxiway.
- The city will reimburse the FAA for the cost of the work, which is estimated to be \$569,278.

Fiscal Note

Funding: Aviation Capital Investment Plan

33. Airport Customer Support Services for Terminal Operations

Action:

- A. **Approve a unit price contract with VIP Hospitality LLC for customer support services for Airport terminal operations 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):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- Aviation is responsible for providing passenger assistance services, including checkpoint queue management in the terminal lobby, international arrival passenger assistance, and baggage handling support in the international arrival hall.
- This contract will also provide service in other areas as directed to assist customers with wayfinding and general airport customer service needs.
- On December 2, 2026, the city issued a Request for Proposals (RFP); nine responses were received.
- VIP Hospitality LLC best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Annual expenditures are estimated to be \$3,500,000.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. VIP Hospitality LLC has committed 10.00% (\$1,050,000) of the total contract amount to the following certified firm(s):

- Associated Cost Engineers, Inc. (MBE) (\$1,050,000) (staff augmentation)

Fiscal Note

Funding: Aviation Operation Budget

34. Airport Fourth Parallel Runway 1C-19C and Connectors Change Order

Action:

- A. **Approve change order #3 for \$9,638,706.46 to the contract with Hi-Way Paving, Inc. and ES Wagner Company, LLC, a Joint Venture, for the Fourth Parallel Runway 1C-19C and Connectors Project,**
- B. **Authorize the City Manager to execute a Specific Operating Agreement with the University of North Carolina at Charlotte for the Airfield Pavement Management System - Digital Twin Technology research initiative, and**
- C. **Authorize the City Manager to amend the Specific Operating Agreement consistent with the purpose for which the agreement was approved.**

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Background

- The Fourth Parallel Program will enhance airfield capacity and operational efficiency and reduce the number of active runway crossings.
- This project includes the construction of Runway 1C-19C and associated connector taxiways.
- The project is anticipated to be complete by the first quarter of fiscal year 2028.

Explanation

Action A

- On December 9, 2024, City Council approved a contract with Hi-Way Paving, Inc. and ES Wagner Company, LLC, a Joint Venture, for \$163,084,231 for the Fourth Parallel Runway 1C-19C and Connectors project.
 - Change order #1 was to extend the contract by one day due to weather delays and did not impact the total value of the contract.
 - Change order #2 was to extend the contract by five days due to weather and operational delays and did not impact the total value of the contract.
- Change order #3 will provide for runway nomenclature marking and signage updates to the three existing parallel runways in preparation for the fourth parallel runway becoming operational and the installation of an Airfield Pavement Management System in partnership with University of North Carolina at Charlotte's Aviation Innovation and Research (AIR) Institute.
- This change order is necessary due to receiving no bids on three different occasions for implementing the runway nomenclature changes as a stand-alone contract. In addition, the partnership with the AIR Institute for the Airfield Pavement Management System occurred after the original contract was bid.
- The new total value of the contract including change order #3 is \$172,722,937.46.

Action B

- On September 1, 2025, the city entered into a Memorandum of Understanding with the AIR Institute to collaborate on research initiatives aimed at advancing the aviation industry with a specific focus on enhancing operations at the Airport.
- This agreement will provide for the Airfield Pavement Management System - Digital Twin Technology research initiative, which will embed pavement sensors within the fourth parallel runway to provide real-time data and insights into pavement performance and management needs. This data will be used by the Airport for day-to-day operational analysis and by the Federal Aviation Administration to enhance future airfield pavement design criteria.
- As part of this initiative, the AIR Institute is providing approximately \$1,500,000 of federal grant

and university funding toward the project.

Disadvantaged Business Enterprise

This is a federally funded contract with a DBE goal that was in place prior to October 3, 2025. In accordance with the USDOT Interim Final Rule issued October 3, 2025, the DBE portions of the contract are not required to be amended, but DBE participation cannot be counted toward the DBE contract goal or the Airport's overall DBE program goal at this time.

Fiscal Note

Funding: Aviation Capital Investment Plan

35. Airport Perimeter Fence Phase II Construction

Action:

Approve a contract in the amount of \$2,073,049 to the lowest responsive bidder Hi-Way Paving, Inc. for the Perimeter Fence Phase II project.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- The Airport is surrounded by approximately 20 miles of perimeter fence, which provides security and restricts wildlife access to the airfield.
- In 2016, the Federal Aviation Administration approved Aviation's Wildlife Hazard Management Plan, which included perimeter fence improvements.
- The Perimeter Fence Phase I project replaced 33,000 linear feet of fencing and was completed in February 2022.
- Phase II of the project will provide for the replacement of 21,000 linear feet of existing six-foot fence with 10-foot fencing, as well as the modification or replacement of five field gates.
- On January 29, 2026, the city issued an Invitation to Bid (ITB); two bids were received.
 - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On February 26, 2026, the city reissued the ITB; three bids were received.
- Hi-Way Paving, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of fiscal year 2027.

Charlotte Business INclusion

Established MSBE Goal: 8.00%

Committed MSBE Goal: 71.49%

Hi-Way Paving, Inc. exceeded the established subcontracting goal and has committed 71.49% (\$1,482,000) of the total contract amount to the following certified firm(s):

- Catawba, Inc. (MBE, SBE) (\$ 1,482,000) (fencing)

Fiscal Note

Funding: Aviation Capital Investment Plan

36. Airport Surveillance Radar and Center Airfield Lighting Vault Relocation Design Services

Action:

- A. Approve a contract in the amount of \$4,982,483 with AECOM Technical Services of North Carolina, Inc. for design services for the Airport Surveillance Radar and Center Airfield Lighting Vault Relocation projects, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- The South Ramp Expansion Program will enhance capacity and improve efficiency of the terminal ramp by addressing ramp congestion, improving taxi times, and enhancing safety.
- The relocation of the Airport Surveillance Radar and Center Airfield Lighting Vault facilities is required for program completion.
- This contract will provide for full design, field survey, engineering, permitting, and bidding services.
- On September 3, 2025, the city issued a Request for Qualifications (RFQ); two responses were received.
- AECOM Technical Services of North Carolina, Inc. is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Aviation intends to return to City Council with a contract amendment for construction administration services prior to the start of construction.

Disadvantaged Business Enterprise

In accordance with the USDOT Interim Final Rule, at this time, Disadvantaged Business Enterprise (DBE) goals cannot be established on contracts executed after October 3, 2025.

Fiscal Note

Funding: Aviation Capital Investment Plan

37. Airport Transfer-Point Canopy Construction

Action:

Approve a contract in the amount of \$2,799,159 to the lowest responsive bidder Edison Foard, LLC for the Transfer-Point Canopy project.

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- This project will provide for a 13,900-square-foot roof canopy between the existing transfer-point building, which is used for manual baggage sortation, and an administration building.
- This project also includes a small modular building for personnel, concrete demolition, trench drain removal, and pavement striping.
- On January 16, 2026, the city issued an Invitation to Bid (ITB); two bids were received.
 - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On February 6, 2026, the city reissued the ITB; two bids were received.
- Edison Foard, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of fiscal year 2027.

Charlotte Business INclusion

Established MBE Goal: 6.00%

Committed MBE Goal: 19.58%

Edison Foard, LLC exceeded the established subcontracting goal and has committed 19.58% (\$548,000) of the total contract amount to the following certified firm(s):

- Besco Electric Corporation (MBE) (\$358,000) (electrical)
- Superior Mechanical Systems Inc. (MBE) (\$190,000) (HVAC)

Established WSBE Goal: 8.00%

Committed WSBE Goal: 0.73%

Edison Foard, LLC failed to meet the established contract goal but earned the required minimum Good Faith Effort Points. Edison Foard, LLC has committed 0.73% (\$20,300) of the total contract amount to the following certified firm(s):

- Platinum Coating Pink, Inc. (WBE) (\$20,300) (paint)

Fiscal Note

Funding: Aviation Capital Investment Plan

38. Professional Engineering and Planning Services for the Charlotte Regional Transportation Planning Organization

Action:

- A. Approve contracts for professional engineering and planning services for a term of five years with the following:
- Bolton & Menk, Inc.,
 - Centralina Regional Council,
 - Fountainworks Inc.,
 - HDR Engineering, Inc. of the Carolinas,
 - Kimley-Horn and Associates, Inc.,
 - RS&H Architects-Engineers-Planners, Inc.,
 - VHB Engineering NC, P.C.,
 - WSP USA Inc., and
- B. Authorize the City Manager to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Robert Cook, Planning, Design, and Development

Explanation

- The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated metropolitan planning organization for the Charlotte area. The CRTPO provides long-range transportation planning services to Mecklenburg, Union, and Iredell counties. The city is CRTPO's lead planning agency, and its staff is housed in the Planning, Design, and Development Department.
- These on-call contracts will provide a flexible way for the CRTPO to meet consulting needs as they arise from federal requirements and other engineering and planning projects.
- On October 21, 2025, the city issued a Request for Qualifications (RFQ); 17 responses were received.
- The companies selected best meet the CRTPO's needs in terms of qualifications, experience, and responsiveness to RFQ requirements.
- Annual aggregate expenditure is estimated to be \$920,000.

Charlotte Business INclusion

This contract is completely federally funded and exempt from the CBI Program.

Fiscal Note

Funding: Federal grant funding

39. Meeting Minutes

Action:

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

- February 9, 2026, Business Meeting,
- February 16, 2026, Zoning Meeting,
- February 23, 2026, FY 2027 Budget Workshop #1, and
- February 23, 2026, Business Meeting.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

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

40. Resolution of Intent to Abandon a Portion of Winona Street, Penman Street, and the Adjoining Alleyway

Action:

- A. **Adopt a Resolution of Intent to abandon a portion of Winona Street, Penman Street, and the adjoining alleyway, and**
- B. **Set a public hearing for May 26, 2026.**

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 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 status 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 right-of-way is located in Council District 3.

Petitioner

North Carolina Department of Transportation

Attachment(s)

Map
Resolution

[2025-005340A - Abandonment Map](#)

[2025-005340A Resolution of Intent 04.13.2026](#)

CONSENT - PROPERTY TRANSACTIONS

41. In Rem Remedy: 2831 Columbus Circle

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove a structure at 2831 Columbus Circle.

Property Address: 2831 Columbus Circle

Parcel Identification Number: 067-041-52

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-2831-Columbus](#)

42. In Rem Remedy: 5728 Ganymede Place

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove a structure at 5728 Ganymede Place.

Property Address: 5728 Ganymede Place

Parcel Identification Number: 109-074-18

Council District: 5

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-5728-Ganymede](#)

43. In Rem Remedy: 1126 Mineral Springs Road

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove structures at 1126 Mineral Springs Road.

Property Address: 1126 Mineral Springs Road

Parcel Identification Number: 047-083-13

Council District: 4

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-1126-Mineral-Springs](#)

44. 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](#)

45. 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](#)

46. 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](#)

47. 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](#)

48. Property Transactions - Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 1

Action: Approve the following condemnation: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 1

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

Owner(s): Lois McClendon Polk and Unknown Heirs of Robert Victor Polk

Property Address: 8012 Winterwood Place

Total Parcel Area: 22,424 sq. ft. (0.515 ac.)

Property to be acquired by Fee Simple: 3,808 sq. ft. (0.087 ac.) inside right of way

Property to be acquired by Easements: 2,157 sq. ft. (0.049 ac.) sidewalk utility easement and 1,556 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): 111-311-46
<https://polaris3g.mecklenburgcountync.gov/pid/11131146>

Appraised Value: \$6,425

Property Owner's Concerns: Unknown, no response received.

City's Response to Property Owner's Concerns: Property owner is unresponsive.

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 - Harrisburg Rd SUP Winterwood to Sam Dee, Parcel #1](#)

49. 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](#)

50. Property Transactions - Kuykendall Road Improvements, Parcel # 10

Action: Approve the following condemnation: Kuykendall Road Improvements, Parcel # 10

Project: Kuykendall Road Improvements

Owner(s): Southeast Charlotte Greek Orthodox Parish, Inc. dba Saint Nektarios Greek Orthodox Church

Property Address: 5030 Kuykendall Road

Total Parcel Area: 32,913 sq. ft. (0.756 ac.)

Property to be acquired by Easements: 421 sq. ft. (0.010 ac.) in sidewalk utility easement and 1,170 sq. ft. (0.027 ac.) in 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): 231-153-01
<https://polaris3g.mecklenburgcountync.gov/pid/23115301>

Appraised Value: \$4,475

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 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: 7

Attachment(s): Map

[Map - Kuykendall Road Improvements, Parcel #10](#)

51. Property Transactions - Kuykendall Road Improvements, Parcel # 11

Action: Approve the following condemnation: Kuykendall Road Improvements, Parcel # 11

Project: Kuykendall Road Improvements

Owner(s): Southeast Charlotte Greek Orthodox Parish, Inc. dba Saint Nektarios Greek Orthodox Church

Property Address: 5108 Kuykendall Road

Total Parcel Area: 444,978 sq. ft. (10.215 ac.)

Property to be acquired by Fee Simple: 37,532 sq. ft. (0.862 ac.) inside of right of way and 11,364 sq. ft. (0.261 ac.) outside of right of way

Property to be acquired by Easements: 278 sq. ft. (0.006 ac.) in 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): 231-031-22
<https://polaris3g.mecklenburgcountync.gov/pid/23103122>

Appraised Value: \$97,025

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 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: 7

Attachment(s): Map

[Map - Kuykendall Road Improvements, Parcel #11](#)

52. Property Transactions - Village Lake Drive, Parcel # 2

Action: Approve the following condemnation: Village Lake Drive, Parcel # 2

Project: Village Lake Drive

Owner(s): HVM / Creekwood Limited Partnership

Property Address: Village Lake Drive

Total Parcel Area: 71,438 sq. ft. (1.640 ac.)

Property to be acquired by Easements: 3,320 sq. ft. (0.076 ac.) in storm drainage easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Various trees and plantings

Zoned: N2-B

Use: Neighborhood 2-B

Parcel Identification Number(s): 191-071-53

<https://polaris3g.mecklenburgcountync.gov/pid/19107153>

Appraised Value: \$150

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

City's Response to Property Owner's Concerns: Property owner is unresponsive.

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: 6

Attachment(s): Map

[Map - Village Lake Dr, Parcel #2](#)

Adjournment

REFERENCES

53. 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.

54. 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.

55. 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.