

# **City of Charlotte**

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



## **Meeting Agenda**

**Tuesday, May 26, 2026**

**Council Chamber**

### **City Council Business Meeting**

*Mayor Vi Lyles*

*Mayor Pro Tem James Mitchell*

*Council Member Dimple Ajmera*

*Council Member Dante Anderson*

*Council Member JD Mazuera Arias*

*Council Member Ed Driggs*

*Council Member Malcolm Graham*

*Council Member Renee Johnson*

*Council Member LaWana Mayfield*

*Council Member Joi Mayo*

*Council Member Kimberly Owens*

*Council Member Victoria Watlington*

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

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

### ***Call to Order***

### ***Introductions***

### ***Invocation***

### ***Pledge of Allegiance***

## **1. Mayor and Council Consent Item Questions and Answers**

### **Staff Resource(s):**

Marie Harris, Strategy and Budget

**Time:** 5 minutes

### **Synopsis**

Mayor and Council may ask questions about Consent agenda items.

[2026-5.26 Council Agenda QA](#)

## **2. Consent agenda items 22 through 44 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.**

**Time:** 10 minutes

Consideration of Consent Items shall occur in the following order:

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

## **AWARDS AND RECOGNITIONS**

### **3. Mental Health Awareness Month**

**Action:**

Mayor Lyles will read a proclamation recognizing May as National Mental Health Awareness Month.

## **PUBLIC FORUM**

### **4. Public Forum**

## **PUBLIC HEARING**

## 5. Public Hearing and Decision on a Resolution to Close a Portion of Winona Street, Penman Street, and the adjoining Alleyway

### **Action:**

- A. Conduct a public hearing to close a portion of Winona Street, Penman Street, and the adjoining alleyway, and
- B. Adopt a resolution and close a portion of Winona Street, Penman Street, and the adjoining alleyway.

### **Staff Resource(s):**

Debbie Smith, Transportation  
Charlie Jones, Transportation  
Leslie Bing, Transportation

### **Explanation**

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 3.

### **Petitioner**

North Carolina Department of Transportation

### **Right-of-Way to be Abandoned**

A portion of Winona Street, Penman Street, and the adjoining alleyway

### **Reason**

Per the petition submitted by North Carolina Department of Transportation, the abandonment of the right-of-way will facilitate future development of the Charlotte Passenger Rail facility.

### **Notification**

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

### Adjoining property owner(s)

None

### Neighborhood/Business Association(s)

None

### Private Utility Companies

No objections

### City Departments

- Review by city departments identified no apparent reason this closing would:

- Be contrary to the public interest;
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
- Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

**Attachment(s)**

Map

Resolution

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

[2025-005340A Resolution to Close 05.27.2026](#)

## 6. Public Hearing and Decision on Ahsul Commercial Phase Voluntary Annexation

### Action:

- A. Conduct a public hearing for Ahsul Commercial Phase voluntary annexation, and
- B. Adopt an annexation ordinance with an effective date of May 26, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 2.

### **Staff Resource(s):**

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

### **Explanation**

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 3.637-acre "Ahsul Commercial Phase" site in northwest Mecklenburg County. The property is located along the west side of Oakdale Road and the south side of Mt. Holly-Huntersville Road.
- The property is owned by Mt Holly Investments, LLC.
- The site currently has two single-family homes that would be removed prior to redevelopment. The annexation area is zoned CG(CD) (General Commercial Conditional), which allows for general commercial development.
  - Rezoning petition 2023-071 rezoned the site in June of 2024 from N1-A to CG(CD). The site's entitlements under the approved conditional plan allow for a neighborhood shopping center.
- The petitioned area consists of three parcels: parcel identification numbers 033-241-10, 033-241-09, 033-241-08.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to facilitate the redevelopment of the site with 30,000 square feet of retail uses.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future industrial uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

### **Consistent with City Council Policies**

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

### **Attachment(s)**

Map (GIS)

Map (Survey)

Annexation Ordinance

Rezoning petition 2023-071 Approved Site Plan

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

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

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

[Approved Site Plan 2023-071](#)

## 7. Public Hearing and Decision on Lofton Voluntary Annexation

### **Action:**

- A. Conduct a public hearing for Lofton voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of May 26, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 5.**

### **Staff Resource(s):**

Monica Holmes, Planning, Design, and Development  
Holly Cramer, Planning, Design, and Development  
Emma Knauerhase, Planning, Design, and Development

### **Explanation**

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 42.464-acre "Lofton" site in northeast Mecklenburg County. The property is located along the north side of Rocky River Road, west of Back Creek Church Road.
- The property is owned by Stanley Martin Homes LLC.
- The site is currently vacant. The annexation area is zoned R-8MF(CD) which allows for the development of multi-family uses.
  - Rezoning petition 2022-175 rezoned the site in June of 2023 from N1-A to R-8MF(CD). The site's entitlements under the approved conditional plan allow for 200 multi-family attached dwelling units.
- The petitioned area consists of one parcel: parcel identification number 105-051-03.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to facilitate the redevelopment of the site with 200 attached, townhome-style, dwelling units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future industrial uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

### **Consistent with City Council Policies**

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

### **Attachment(s)**

Map (GIS)  
Map (Survey)  
Annexation Ordinance  
Rezoning Petition 2022-175 Approved Site Plan

[Map - Lofton Area Annexation](#)

[Survey - Lofton Area Annexation](#)

[Ordinance - Lofton Area Annexation](#)

[Approved Site Plan 2022\\_175](#)

## 8. Public Hearing on Temporary Moratorium on New Telecommunications and Data Storage Facilities

### **Action:**

**Conduct a public hearing to consider adoption of a Temporary Moratorium on acceptance, processing, and approval of applications for new telecommunications and data storage facilities within the City of Charlotte, North Carolina, and its Extraterritorial Jurisdiction pursuant to NC General Statute 160D-107.**

### **Staff Resource(s):**

Alyson Craig, City Manager's Office

Andrea Leslie-Fite, City Attorney

### **Explanation**

- The Charlotte Unified Development Ordinance (UDO) defines a data center as a "telecommunications and data storage facility, accessed only by employees, that houses computer systems and associated components, related to the transmittal and receiving of information, including but not limited to, telecommunications systems, telecommunication and telephone switching systems, cloud storage systems, and server farms."
- Per the UDO, telecommunications and data storage facilities (data centers) are permitted uses by right in the following districts:
  - General Commercial (CG),
  - Regional Commercial (CR),
  - Office Flex Campus (OFC),
  - Research Campus (RC),
  - Manufacturing & Logistics (ML-1 & ML-2),
  - Innovation Mixed Use (IMU), and
  - Uptown Core (UC).
- Currently all data centers, regardless of size, type, or capacity, are treated the same under the UDO.
- Data centers are subject to applicable zoning and general development standards (setbacks, height, transparency, landscape yards, screening, exterior lighting, etc.) but have no additional prescribed conditions.
- On December 11, 2024, Session Law 2024-57 (SB 382) amended NC General Statute 160D-601 to limit the ability of local governments to down-zone property without the written consents of all affected property owners.
- Although state law limits some zoning changes to data centers, the city has assembled an interdisciplinary team of city staff with expertise across city departments to study and explore the impacts of data centers and create a unified strategy to address concerns.
- At the April 27, 2026, Business Meeting, City Council directed staff to provide an overview and informational presentation of data centers in Charlotte.
- On May 11, staff provided City Council with information about the types of data centers, data center inventory in Charlotte, the impacts on water and energy consumption, and the legal constraints with modifying certain land use requirements in the UDO due to Session Law 2024-57 (SB 382).
- Staff recommended that the City Council:
  - Conduct a public hearing and adopt a 150-day moratorium on applications for new data centers; and
  - Refer the issue of data centers to the Transportation, Planning, and Development Committee on June 1.
- Pursuant to NC General Statute 160D-107, local governments may adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plan or development regulations governing residential uses.
- The purpose of the temporary moratorium would be to allow the city to analyze and study the

unique development, infrastructure, and environmental impacts of data centers and prepare and consider appropriate regulatory and policy changes to address those impacts. These considerations include, but are not limited to, impacts on water consumption, energy demand, noise, and land use compatibility.

- Pursuant to NC General Statute 160D-107, a development moratorium with a duration of 61 days or longer is subject to the notice and hearing requirements of NC General Statute 160D-601. Specifically, before adopting any ordinance or development regulation authorized by Chapter 160D, the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper not less than 10 days nor more than 25 days before the date scheduled for the hearing.
- On May 11, 2026, City Council voted to hold a public hearing on Tuesday, May 26, 2026, on the adoption of a 150-day moratorium on data center development.
- The city published the public hearing notice in the Charlotte Observer on May 15, 2026, and May 22, 2026.

## POLICY

### 9. City Manager's Report

### 10. Process and Schedule for filling the Mayoral Seat Vacancy Discussion and Decision

**Action:**

**Consider the process and schedule to fill the mayoral seat vacancy.**

- Presentation outlining the procedural steps and legal framework.
- Sample application for individuals interested in being considered for the vacancy.
- The proposed Request for Council Action (RCA) associated with initiating the process.

[Mayoral Vacancy Appointment Process \(26 0526\)](#)

[DRAFT Application for Interim Mayor 2026](#)

[5-26-2026 RCAs - Mayoral vacancy \(expedited and regular schedule\)](#)

**BUSINESS****11. Donation of Artwork to the Harvey B. Gantt Center****Action:**

- A. Approve a donation agreement for the donation of artwork to the Harvey B. Gantt Center, and**
- B. Authorize City Manager to execute all documents necessary for donation of property.**

**Staff Resource(s):**

Haley Gentry, Aviation Department

Ted Kaplan, Aviation Department

**Explanation**

- NC General Statute Section 160A-280 authorizes the donation of personal property from a city to a non-profit organization or another government unit upon adoption of a resolution by City Council.
- The Airport will donate 15 Romare Bearden lithographs to the Harvey B. Gantt Center.
- The pieces are currently in storage, and the Airport does not have a suitable location with the necessary infrastructure to display the pieces.
- These pieces are culturally significant works by a local artist and will continue to be accessible to the community through the new placements.
- The total estimated value of the artwork is \$126,700.

**Attachment(s)**

Donation Agreement

[Donation Agreement - Donation of artwork to Harvey B. Gantt Center](#)

## 12. Skilled to Build Implementation Workforce Grants

### Action:

- A. Authorize City Manager to negotiate and execute contracts with the following organizations to implement the Skilled to Build Initiative supporting talent development and business engagement services for a term of 18 months:**
- Central Piedmont Community College (\$200,303),
  - Charlotte Area Fund (\$185,250),
  - Charlotte Electrical (\$250,000),
  - Charlotte Works & White Label Management (\$900,000),
  - NCIA (\$250,000),
  - She Built This City (\$250,000), and
- B. Authorize the City Manager to amend the contracts consistent with the purpose for which the contracts were approved.**

### **Staff Resource(s):**

Danielle Frazier, Office of Workforce Development  
Raquishela Stewart, Office of Youth Opportunity

### **Explanation**

- On July 1, 2025, the Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act was enacted by the North Carolina General Assembly. The PAVE Act authorized Mecklenburg County to obtain an additional source of revenue to expand and improve roadway systems and public transportation for the Mecklenburg County region by assessing a one percent local sales and use tax subject to voter approval.
- The city is preparing for major investments in transportation infrastructure, which is anticipated to create significant contracting and job opportunities over the next several years.
- In response, the Skilled to Build Initiative was launched in partnership with Economic Development, Contracting and Procurement, Office of Youth Opportunity, and the Office of Workforce Development to prepare talent and small businesses for mobility driven jobs and projects.
- On December 8, 2025, the city issued two Request for Proposals (RFP); 20 applications were received for Talent Development Grants and four were received for Business Engagement Grants.
- The organizations selected best meet the grant qualifications in terms of qualifications, experience, cost, and responsiveness to the RFP.
- Outcome measures for the contracts include:
  - Total participants served,
  - Industry recognized credentials obtained,
  - Job placement in transportation infrastructure occupations,
  - Increased wages upon training completion,
  - Employment retention for up to one year post program, and
  - Total youth placed in career experiences.
- These contracts will allocate \$2,035,553 in grant funding to support the workforce development programs of the Skilled to Build Initiative.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: Revenue replacement funds made available by the Coronavirus State and Local Fiscal Recovery Fund

## 13. Accept City of Hobbies Grant

### Action:

- A. **Accept a grant in the amount of \$125,000 from The Gambrell Foundation to help young people design and activate public spaces across the city through the City of Hobbies Program, and**
- B. **Adopt a budget ordinance appropriating \$125,000 from The Gambrell Foundation to the General Grants Fund.**

### **Staff Resource(s):**

Monica Holmes, Planning, Design, and Development  
Erin Chantry, Planning, Design, and Development

### **Explanation**

- In April 2026, the city was awarded a grant from the Gambrell Foundation to participate in the City of Hobbies Program.
- The City of Hobbies seeks to build a movement so that everyone in Charlotte, especially children and teens, can find a hobby that brings them joy and purpose.
- The year-long program combines research and action, asking thousands of children and teens about what hobbies they would want to do and engaging high school students as youth fellows to deepen the understanding of hobby interests and needs.
- The program will then use microgrants to find and highlight local talents and enable them to share their passions, test new events and programs, and transform physical spaces into fantastic hobby sites for all ages.
- The Charlotte Urban Design Center will use the grant funds to further the City of Hobbies' mission by helping young people design and activate select public spaces across the city based on the insights from research and engagement.
- The insights will also help make the case for larger, system-level interventions to support hobby-centric public spaces throughout Charlotte.
- Work is anticipated to begin in June 2026 and conclude in March 2027.
- No matching funds are required of the city.

### **Fiscal Note**

Funding: Grant funding

### **Attachment(s)**

Budget Ordinance

[Budget Ordinance - City of Hobbies Grant](#)

## 14. Amend the Interlocal Agreement with the Water and Sewer Authority of Cabarrus County

### Action:

- A. **Adopt a resolution amending the Water and Sewer Interlocal Agreement with the Water and Sewer Authority of Cabarrus County to formalize capacity needs in the Rocky River Regional Wastewater Treatment Plant Expansion project, and**
  
- B. **Authorize the City Manager to negotiate and execute all documents necessary to complete the interlocal agreement.**

### **Staff Resource(s):**

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Joseph Lockler, Charlotte Water

### **Explanation**

- This amendment will modify the existing Water and Sewer Interlocal Agreement with the Water and Sewer Authority of Cabarrus County (WSACC) to formalize capacity needs in the Rocky River Regional Wastewater Treatment Plant (RRRWWTP) Expansion project in Cabarrus County.
- The interlocal agreement with WSACC enables Charlotte Water to collect, convey, and treat wastewater at the RRRWWTP.
- This will establish Charlotte Water's overall treatment capacity at the RRRWWTP to eight million gallons per day.
- This will finalize Charlotte Water's cost share for the project to \$27,606,713. The overall project cost is \$154,687,951.

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

### **Attachment(s)**

Amendment to the Interlocal Agreement

Resolution

[WSACC ILA Amendment](#)

[Resolution - WSACC ILA Amendment](#)

## 15. Kimmerly Glen Apartments Naturally Occurring Affordable Housing Preservation and Rental Subsidy Support

### Action:

- A. **Approve a \$4,850,000 Housing Trust Fund allocation to Kimmerly NOAH, LLC , an affiliate of Ascent Housing, LLC, for the acquisition and rehabilitation of Kimmerly Glen Apartments,**
- B. **Approve a Naturally Occurring Affordable Housing Rental Subsidy Program contract with Housing Collaborative for an annual reimbursement over a 20-year period in an amount not to exceed Kimmerly Glen Apartments' annual city property tax bill for 39 new long-term rental subsidies for households earning 30 percent and below the area median income, and**
- C. **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, City Manager's Office  
Raquishela Stewart, Housing and Neighborhood Services  
Warren Wooten, Housing and Neighborhood Services

### **Explanation**

- In 2024, the city issued a rolling NOAH Acquisition, Rehabilitation and Subsidy Request for Proposal (NOAH RFP), 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.
- Kimmerly NOAH, LLC, an affiliate of Ascent Housing, LLC (Developer), proposes to acquire and rehabilitate Kimmerly Glen Apartments, including creating new long-term rental subsidies for 30 percent Area Median Income (AMI) households (currently \$33,650 total annual household income for a family of four).
- Kimmerly Glen Apartments is a 260-unit existing multi-family naturally occurring affordable housing (NOAH) development originally developed in 1986, on approximately 15 acres located near the intersection of Sharon Amity Road and Kimmerly Glen Lane, at 4908 Endolwood Drive, in Council District 5 (parcel identification number 099-282-01) (Property) and meets the city's NOAH preservation criteria which include:
  - Property's age is greater than 15 years;
  - Rents are in the AMI range that are at risk due to surrounding neighborhood dynamics;
  - Property can be rehabilitated to maintain a good quality of life for residents for the next 20 years or more; and
  - Property is located in an area with access to quality jobs, schools, and transportation infrastructure.
- The Developer, in response to the city's NOAH RFP, is requesting the following city support for the development:
  - Action A - Acquisition and Rehabilitation:
    - A city funding allocation of \$4,850,000 for the acquisition and rehabilitation of the Property.
    - The city investment will be contingent upon a current Property appraisal of no less than \$44,500,000, and will be used towards acquisition and rehabilitation costs and include a 20-year deed restriction for the preservation of the 260 units at the following AMI levels:
      - 78 units at or below 30 percent AMI,
      - 130 units at or below 60 percent AMI, and
      - 52 units at or below 80 percent AMI.
    - The proposed rehabilitation will consist of the following:
      - Roof and siding replacement,

- Breezeway/staircase repair/replacement,
- Parking lot upgrades,
- Site work/Drainage improvements, and
- Clubhouse enhancements.
- Action B - Rental Subsidies:
  - Of the 78 total units set aside for 30 percent AMI households, the Developer has agreed to specifically set aside 39 units for 30 percent AMI households that do not have existing vouchers or other forms of rental assistance for a period of 20 years.
  - To create new, long-term rental subsidies for these 39 units, the city is being asked to commit to annual funding for the length of the property's 20-year deed restriction at an amount not to exceed the development's annual city property tax bill. The maximum amount of the reimbursement will be adjusted each year in correspondence with the actual amount of the current year's property taxes. The development's 2025 city property tax bill was \$94,114.
  - The rental subsidies will pay the difference between what the resident household can afford (30 percent of their income) and the lesser of the property's asking rent or fair market rent.
  - Funds will be provided to Housing Collaborative, a local non-profit organization, who will identify eligible tenants and administer the rental subsidy on behalf of the city.
  - Additionally, pursuant to the NOAH Rental Subsidy Program Guidelines, the Developer has agreed to:
    - Allocate a minimum of 80 percent of all units to residents earning 80 percent AMI (currently \$89,750 total annual household income for a family of four) and below, with the majority of units set aside for 60 percent AMI (currently \$67,320 total annual household income for a family of four) and below, through a 20-year long-term deed restriction;
    - Distribute rental subsidies evenly across one-bedroom, two-bedroom, and three-bedroom units as applicable; and
    - Commit to housing new residents who qualify for the rental subsidy as units come available through natural turnover to avoid displacement.
  - The city's rental subsidy is contingent on Mecklenburg County's participation for the county's portion of the property taxes for 20 years.
- Support of the Kimmerly Glen development aligns with the rolling NOAH RFP criteria, Guidelines for Preserving Naturally Occurring Affordable Housing which sets forth guidelines to limit displacement of current residents by preserving existing affordability, Guidelines for the NOAH Rental Subsidy Program that expands opportunities for low-income households to live in high-quality NOAH developments through the creation of new long-term rental subsidies, and supports the goals of the Affordable Housing Funding Policy.

#### **Committee Discussion**

- The Housing Committee received an overview of the NOAH proposal and funding considerations at its May 4, 2026, meeting.
- Additionally, City Council received a memorandum with information about the NOAH proposal and funding considerations on May 7, 2026.

#### **Fiscal Note**

Funding: Housing Trust Fund and General Fund

#### **Attachment(s)**

Map

May 4, 2026 Housing Committee presentation

May 7, 2026 Memo to Council

[Map - Kimmerly Glen Apartments](#)

[Housing Committee Presentation 05.04.2026](#)

[Memo to Council 05.07.2026](#)

## 16. The Reserve at Waterford Lake Naturally Occurring Affordable Housing Preservation and Rental Subsidy Support

### Action:

- A. **Approve a \$3,250,000 Housing Trust Fund allocation to Waterford NOAH, LLC, and affiliate of Ascent Housing, LLC, for the acquisition and rehabilitation of The Reserve at Waterford Lake,**
- B. **Approve a Naturally Occurring Affordable Housing Rental Subsidy Program contract with Housing Collaborative for an annual reimbursement over a 20-year period in an amount not to exceed The Reserve at Waterford Lake's annual city property tax bill for 21 new long-term rental subsidies for households earning 30 percent and below the area median income, and**
- C. **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, City Manager's Office  
Raquishela Stewart, Housing and Neighborhood Services  
Warren Wooten, Housing and Neighborhood Services

### **Explanation**

- In 2024, the city issued a rolling NOAH Acquisition, Rehabilitation and Subsidy Request for Proposal (NOAH RFP), 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.
- Waterford NOAH, LLC, an affiliate of Ascent Housing, LLC (Developer), proposes to acquire and rehabilitate The Reserve at Waterford Lake apartments, including creating new long-term rental subsidies for 30 percent Area Median Income (AMI) households (currently \$33,650 total annual household income for a family of four).
- The Reserve at Waterford Lake is a 140-unit existing multi-family naturally occurring affordable housing (NOAH) development originally developed in 1997, on approximately 8.1 acres located near the intersection of Sharon Road and South Boulevard, at 8725 Kody Marie Court, in Council District 6 (parcel identification number 173-233-01) (Property) and meets the city's NOAH preservation criteria which include:
  - Property's age is greater than 15 years;
  - Rents are in the AMI range that are at risk due to surrounding neighborhood dynamics;
  - Property can be rehabilitated to maintain a good quality of life for residents for the next 20 years or more; and
  - Property is located in an area with access to quality jobs, schools, and transportation infrastructure.
- The Developer, in response to the city's NOAH RFP, is requesting the following city support for the development:
  - Action A - Acquisition and Rehabilitation:
    - A city funding allocation of \$3,250,000 for the acquisition and rehabilitation of the Property.
    - The city investment will be contingent upon a current Property appraisal of no less than \$27,750,000 and will be used towards acquisition and rehabilitation costs and include a 20-year deed restriction for the preservation of the 140 units at the following AMI levels:
      - 42 units at or below 30 percent AMI,
      - 70 units at or below 60 percent AMI, and
      - 28 units at or below 80 percent AMI.

- The proposed rehabilitation will consist of the following:
  - Siding repair,
  - HVAC upgrades,
  - Parking lot improvements,
  - Site work/Drainage improvements, and
  - Clubhouse enhancements.
- Action B - Rental Subsidies:
  - Of the 42 total units set aside for 30 percent AMI households, the Developer has agreed to specifically set aside 21 units for 30 percent AMI households that do not have existing vouchers or other forms of rental assistance for a period of 20 years.
  - To create new, long-term rental subsidies for these 21 units, the city is being asked to commit to annual funding for the length of the property's 20-year deed restriction at an amount not to exceed the development's annual city property tax bill. The maximum amount of the reimbursement will be adjusted each year in correspondence with the actual amount of the current year's property taxes. The development's 2025 city property tax bill was \$85,083.
  - The rental subsidies will pay the difference between what the resident household can afford (30 percent of their income) and the lesser of the property's asking rent or fair market rent.
  - Funds will be provided to Housing Collaborative, a local non-profit organization, who will identify eligible tenants and administer the rental subsidy on behalf of the city.
  - Additionally, pursuant to the NOAH Rental Subsidy Program Guidelines, the Developer has agreed to:
    - Allocate a minimum of 80 percent of all units to residents earning 80 percent AMI (currently \$89,750 total annual household income for a family of four) and below, with the majority of units set aside for 60 percent AMI (currently \$67,320 total annual household income for a family of four) and below, through a 20-year long-term deed restriction;
    - Distribute rental subsidies evenly across one-bedroom and two-bedroom units as applicable; and
    - Commit to housing new residents who qualify for the rental subsidy as units come available through natural turnover to avoid displacement.
  - The city's rental subsidy is contingent on Mecklenburg County's participation for the county's portion of the property taxes for 20 years.
- Support of The Reserve at Waterford Lake development aligns with the rolling NOAH RFP criteria, Guidelines for Preserving Naturally Occurring Affordable Housing which sets forth guidelines to limit displacement of current residents by preserving existing affordability, Guidelines for the NOAH Rental Subsidy Program that expands opportunities for low-income households to live in high-quality NOAH developments through the creation of new long-term rental subsidies, and supports the goals of the Affordable Housing Funding Policy.

#### **Committee Discussion**

- The Housing Committee received an overview of the NOAH proposal and funding considerations at its May 4, 2026, meeting.
- Additionally, City Council received a memorandum with information about the NOAH proposal and funding considerations on May 7, 2026.

#### **Fiscal Note**

Funding: Housing Trust Fund and General Fund

#### **Attachment(s)**

Map

May 4, 2026 Housing Committee presentation

May 7, 2026 Memo to Council

[Map - The Reserve at Waterford Lake](#)

[Housing Committee Presentation 05.04.2026](#)

[Memo to Council 05.07.2026](#)

## 17. Eastland Yards Master Development Agreement Amendment

### Action:

- A. **Authorize the City Manager, or his designee, to negotiate and execute a contract amendment to the Master Development Agreement with C4 Development, LLC (a Crosland Southeast Affiliate) to amend terms associated with the purchase price, transaction process, and schedule outlined in the conveyance of options to C4 Development, LLC for the purchase of certain portions of real property (hereinafter "Private Development Parcels") defined in the Master Development Agreement and located along Central Avenue between North Sharon Amity Road and Wilora Lake Road, commonly known as the Eastland Yards,**
- B. **Authorize the City Manager, or his designee, to amend the contract consistent with the purpose for which the contract and this amendment were approved, and**
- C. **Adopt a resolution amending the Master Development Agreement with C4 Development, LLC.**

### **Staff Resource(s):**

Shahid Rana, Economic Development

Todd DeLong, Economic Development

### **Background**

- The city purchased approximately 80.4 acres of the former Eastland Mall property in August 2012 as an opportunity to aid economic development and neighborhood revitalization in the area. The mall structure was demolished in 2013.
- In September 2018, the Economic Development Committee voted unanimously (Mitchell, Driggs, Harlow, Mayfield, Newton) to direct staff to engage exclusively with the development team led by Crosland Southeast, LLC (Developer) to work through the terms of a pre-development agreement, which would outline the necessary site work to start a joint redevelopment effort between the city and the development team.
- Throughout 2019, the city partnered with the Developer to lead a robust and broad outreach effort for more inclusive community engagement.
- In June 2020, City Council approved rezoning the city's approximately 69 acres as well as an additional 7.96 acres under contract by the Developer located at 5745 Central Avenue in Council District 5.
- On November 9, 2020, City Council authorized the City Manager to negotiate and execute a Master Development Agreement as well as the necessary agreements for the reimbursement of costs for public infrastructure, public parking, and other public improvements.
- On May 31, 2022, City Council adopted a resolution to approve the conveyance of real property as outlined above and in the Master Development Agreement.
- The Master Development Agreement contemplates the transfer of Private Development Parcels that have been identified by the city and the Developer to be ready for development in accordance with the following terms:
  - The city will convey to the Developer options to purchase certain portions of real property comprising approximately 26.7 acres.
  - The Developer shall deliver to the city a written notice specifying the Private Development Parcels to be acquired in fee simple and the closing date for such conveyance.
    - The closing date must occur within 60 to 90 days from the date of the notice.
    - With each notice the Developer shall deposit 10 percent of the purchase price of the applicable parcels subject to the conveyance as earnest money.
    - To keep the option to purchase from terminating, each of the following must be satisfied:
      - The closing on the initial acquisition must occur no later than December 31, 2023, and include a minimum of five acres.
      - Thereafter, within 24 months after the initial acquisition, and within 18 months

- after each subsequent acquisition, Developer must close on at least one additional acquisition comprised of at least two acres.
- Developer must acquire all parcels no later than 60 months from the date of the initial acquisition.
- The initial purchase price for parcels conveyed to Developer on or before August 31, 2025, shall equal \$3.19 per square foot of net land area within the parcel(s) conveyed.
  - The purchase price for all parcels conveyed after August 31, 2025, shall equal the greater of the initial purchase price or the then Fair Market Value determined by the parties or three licensed real estate appraisers as defined in the Master Development Agreement.
  - The purchase price for the parcels reserved for use as single-family residences shall remain the same as the initial purchase price.
- The city will have the right to reacquire conveyed parcels in the event of the failure to commence or complete the designated improvements on any parcel in accordance with the Master Development Agreement.
- The Private Development Parcels shall be developed for various uses, which may include for-sale residential, commercial, market rate rental residential, and senior housing rental residential; the senior housing rental component shall be comprised of a minimum of 70 senior affordable units with affordability targets between 30 and 80 percent of Area Median Income with specific unit sizes and numbers as designed and required by the North Carolina Housing Finance Agency.
- Before beginning construction on any parcel, Developer must submit construction plans to the city for its review in accordance with the Master Development Agreement.
- The Developer has acquired 13.45 acres of the redevelopment property and there are approximately 12.7 acres remaining to be acquired.

**Explanation**

- The proposed amendment will reflect the following changes to the Master Development Agreement:
  - Purchase price extension:
    - Current: The purchase price for Private Development Parcels conveyed to the Developer on or before August 31, 2025, shall equal \$3.19 per square foot of net land area.
    - Amendment: Private Development Parcels with Private Improvement Agreements executed on or before August 31, 2027, shall be conveyed to the Developer at a purchase price of \$3.19 per square foot of net land area.
  - Transaction process:
    - Current: Developer may close on more than two acres at any closing.
    - Amendment: Developer may close on more than two acres at any closing with any excess land area acquired being credited against the aggregated land area requirement.
  - Transaction schedule:
    - Current: Developer must acquire all of the Private Development Parcels no later than 60 months after the Initial Acquisition (December 20, 2023).
    - Amendment: Developer must acquire all of the Private Development Parcels no later than 84 months after the Initial Acquisition (December 20, 2023).

**Attachment(s)**

Resolution

[Resolution - Amend Eastland Yards MDA](#)

## 18. Ground Lease of City-owned Property on Central Avenue to CSA/SE LLC

### **Action:**

- A. Adopt a resolution approving the ground lease of 17.72 acres of city-owned property on the Eastside Parcel of Eastland Yards on Central Avenue (portions of parcel identification numbers 103-041-99 and 103-041-08) to CSA/SE LLC, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the lease of the property.**

### **Staff Resource(s):**

Shahid Rana, Economic Development

Todd DeLong, Economic Development

### **Explanation**

- CSA/SE LLC desires to lease approximately 17.72 acres of city-owned land located on the Eastside Parcel of Eastland Yards for purposes of operating a soccer field complex for amateur sports activities, community events, and entertainment events.
- The key terms for the Ground Lease are as follows:
  - Lease term of 50 years with the option to renew for one additional period of 25 years;
  - Lessee shall pay \$1.00 base rent per lease year;
  - The base rent increases to fair market value if the lessee fails to meet obligations related to amateur sport events on the property; and
  - Lessee will construct six full soccer fields, which will be complete no later than June 30, 2028.

### **Background**

- On August 28, 2023, City Council directed staff to collaborate with the two proposing development teams to determine if their visions can be combined to deliver an elevated multi-use amateur sports campus on the eastern portion of the Eastland Yards redevelopment.
- During the September 9, 2024, and October 3, 2024, City Council Business Meetings, City Council approved up to \$18.994 million to support public infrastructure improvements on the property and up to \$22.334 million to support the construction of indoor and outdoor amateur sports facilities.
- On March 6, 2026, the Eastland Sports Campus held a groundbreaking ceremony on the property to initiate the infrastructure work associated with the sports campus.

### **Fiscal Note**

Funding: Proceeds from the lease will be deposited in the Neighborhood Development Grants fund

### **Attachment(s)**

Map

Resolution

[Map - Ground lease to CSA/SE LLC](#)

[Resolution - Ground lease to CSA/SE LLC](#)

## 19. Ground Lease of City-owned Property on Central Avenue to Sports Global, LLC

### Action:

- A. **Adopt a resolution approving the ground lease of 8.14 acres of city-owned property on the Eastside Parcel of Eastland Yards on Central Avenue (portions of parcel identification numbers 103-041-99 and 103-041-08) to Sports Global, LLC, and**
- B. **Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the lease of the property.**

### **Staff Resource(s):**

Shahid Rana, Economic Development

Todd DeLong, Economic Development

### **Explanation**

- Sports Global, LLC (SG LLC) desires to lease approximately 8.14 acres of city-owned land located on the Eastside Parcel of Eastland Yards for purposes of operating a facility for sports activities, community events, concessions, medical services, entertainment, and other ancillary uses.
- The key terms for the Ground Lease are as follows:
  - Lease term of 50 years with the option to renew for one additional period of 25 years;
  - Lessee shall pay \$1.00 base rent per lease year;
  - The base rent increases to fair market value if the lessee fails to meet obligations related to amateur sport events on the property; and
  - Lessee will complete construction of the facility no later than December 31, 2028.

### **Background**

- On August 28, 2023, City Council directed staff to collaborate with the two proposing development teams to determine if their visions can be combined to deliver an elevated multi-use amateur sports campus on the eastern portion of the Eastland Yards redevelopment.
- During the September 9, 2024, and October 3, 2024, City Council Business Meetings, City Council approved up to \$18.994 million to support public infrastructure improvements on the property and up to \$22.334 million to support the construction of indoor and outdoor amateur sports facilities.
- On March 6, 2026, the Eastland Sports Campus held a groundbreaking ceremony on the property to initiate the infrastructure work associated with the sports campus.

### **Fiscal Note**

Funding: Proceeds from the lease will be deposited in the Neighborhood Development Grants fund

### **Attachment(s)**

Map

Resolution

[Map - Ground lease to Sports Global, LLC](#)

[Resolution - Ground lease to Sports Global, LLC](#)

## 20. Mayor and Council Topics

## 21. Closed Session (as necessary)

## CONSENT

### 22. Charlotte Fire Apparatus

**Action:**

- A. Approve a contract with Truck Country Quad Cities for the purchase of foam tender fire apparatus for a term of one year under the Sourcewell cooperative contract #032824-DAI, and**
- B. Authorize the City Manager to extend the contract for additional terms for as long as the cooperative contract is in effect, at prices and terms that are the same as or more favorable than those offered under the cooperative contract.**

**Staff Resource(s):**

Reginald Johnson, Fire

Robert W. Graham, Fire

**Explanation**

- Fire apparatus are primarily used for service and emergency calls involving fires, medical aid, or hazardous materials to transport firefighters to an incident with the necessary equipment for firefighting and technical rescue operations.
- There are multiple large flammable and combustible tank facilities located in the Northwest area.
- This apparatus will be used to combat flammable and combustible spills within the city.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- Initial 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 Capital Equipment Fund

## 23. Boiler System Preventative Maintenance and Repair Services

### **Action:**

- A. Approve unit price contracts for preventative and corrective maintenance services for boiler systems at Charlotte Water facilities for a term of two years with the following:**
- **ICON Boiler, Inc.,**
  - **Mitcham & Company Inc.,**
  - **Thermal Conditioning Inc., and**
- B. Authorize the City Manager to renew the contracts for up to three, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

### **Staff Resource(s):**

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

### **Explanation**

- These contracts will provide regular preventative maintenance and repair services as required to ensure the safe and reliable operation of boiler systems at Charlotte Water facilities.
- On April 9, 2026, the city issued a Request for Proposals (RFP); four responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, 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 \$420,000.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

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

## 24. Dairy Branch Sanitary Sewer Phase 3

**Action:**

Approve a contract in the amount of \$6,798,470.20 to the lowest responsive, responsible bidder Propst Construction Company for the Dairy Branch Sanitary Sewer Phase 3 project.

**Staff Resource(s):**

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

**Explanation**

- This project will replace existing gravity sanitary sewer to accommodate growth near Park Road between McDonald Avenue and Lennox Ave and on McDonald Avenue between Park Road and Magnolia Avenue in Council District 1.
- On March 10, 2026, the city issued an Invitation to Bid; five bids were received.
- Propst Construction Company was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the third quarter of 2027.

**Charlotte Business INclusion**

Established MWSBE Goal: 14.00%

Committed MWSBE Goal: 14.01%

Propst Construction Company exceeded the established contract goal and has committed 14.01% (\$952,550) of the total contract amount to the following certified firm(s):

- Silverback Brothers LLC (MBE, SBE) (\$54,000) (hauling services)
- Soggy Bottom Erosion Control LLC (SBE) (\$14,950) (erosion control services)
- Suther Engineering PLLC (SBE) (\$25,500) (surveying services)
- Trull Contracting LLC (WBE) (\$858,100) (curb and gutter, sidewalk and driveway, paving/resurfacing)

**Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

**Attachment(s)**

Map

[Map - Dairy Branch Sanitary Sewer Phase 3](#)

## 25. Electronic Auction of Charlotte Water Surplus Equipment

### **Action:**

- A. Adopt a resolution declaring three Alfa Laval Sharples PM 95000 centrifuges as surplus,**
- B. Authorize the sale of these items by electronic auction beginning June 1, 2026, and ending July 1, 2026, and**
- C. Authorize the City Manager to approve certain administrative and storage fees as may be required from time to time for auction events.**

### **Staff Resource(s):**

Angela Charles, Charlotte Water

Joseph Lockler, Charlotte Water

### **Explanation**

- Pursuant to NC General Statute 160A-270(c), approval is requested for an electronic auction.
- Charlotte Water wants to dispose three Alfa Laval Sharples PM 95000 centrifuges as surplus property. City Asset Recovery and Disposal provides asset recovery and disposal services for city departments.
- The auction will be conducted by Rogers Realty and Auction Company and will begin June 1, 2026, and end July 1, 2026. Rogers Realty and Auction Company will be compensated through auction proceeds, which is typically seven percent of the total gross sales price.
- On December 14, 2020, following a competitive solicitation process, City Council approved a contract with Rogers Realty and Auction Company, Inc. for auctioneer and related services.

### **Fiscal Note**

Funding: Proceeds from the sale will be deposited in the Charlotte Water Operating Budget

### **Attachment(s)**

Resolution

[Resolution - Electronic Auction of Charlotte Water Surplus Equipment](#)

## 26. McDowell Creek Water Resource Recovery Facility Clarifier Mechanism

**Action:**

**Approve a contract in the amount of \$674,850 to the lowest responsive, responsible bidder Envirodyne Systems, Inc. for the purchase of a clarifier mechanism and associated appurtenances.**

**Staff Resource(s):**

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

**Explanation**

- This contract will provide for the purchase of a replacement clarifier mechanism, at the McDowell Creek Water Resource Recovery Facility located in the Town of Huntersville (adjacent to Council Districts 2 and 4).
- On March 12, 2026, the city issued an Invitation to Bid; three bids were received.
- Envirodyne Systems, Inc. was selected as the lowest responsive, responsible bidder.
- A separate, future construction contract will be advertised for the installation of the mechanism and additional needed repairs.

**Charlotte Business INclusion**

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

**Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 27. Statesville Road Booster Pump Station Design

### **Action:**

**Approve a contract in the amount of \$2,165,784 with HDR Engineering for the design services for the Statesville Road Booster Pump Station Project.**

### **Staff Resource(s):**

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

### **Explanation**

- This contract will provide for the design of a new Booster Pump Station (BPS) to improve water system reliability in Council District 2.
- On November 21, 2025, the city issued a Request for Qualifications (RFQ); six responses were received.
- HDR Engineering best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFQ requirements.
- The project is anticipated to be complete by fourth quarter of 2028.

### **Charlotte Business INclusion**

The city negotiates contract participation after the proposal selection process. HDR Engineering has committed 10.15% (\$219,840) of the total contract to the following certified firm(s):

- CES Group Engineers LLP (WBE) (\$166,400) (surveying, SUE, civil engineering services)
- Froehling & Robertson, Inc. (MBE) (\$53,440) (geotechnical services)

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - Statesville Road Booster Pump Station](#)

## 28. Water and Sanitary Sewer Service Installations

### **Action:**

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

### **Staff Resource(s):**

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

### **Explanation**

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

### **Charlotte Business INclusion**

Established MWSBE Goal: 10.00%

Committed MWSBE Goal: 4.26%

MWSBE Participation to Date: 7.75%

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

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

Subsequent to the Bid Opening, Fuller & Co. Construction, LLC committed an additional \$300,000 or approximately 3.49% of the total contract amount to the following certified firm(s):

- R.E. Sifford Utility, Inc. (MBE, SBE) (\$100,000) (water and sanitary sewer services installation)
- Uniforce Construction Corporation (MBE, SBE) (\$100,000) (water and sanitary sewer services installation)
- Venture Utility Construction, Inc. (SBE) (\$100,000) (water and sanitary sewer services installation)

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 29. Woodlawn Elevated Storage Tank Construction and Construction Administration Services

### Action:

- A. Approve a contract in the amount of \$19,501,650 to the lowest responsive, responsible bidder Caldwell Tanks, Inc. for the Woodlawn Elevated Storage Tank Project, and**
- B. Approve contract amendment #2 for \$1,569,828 to the contract with Black & Veatch International Company for construction administration services for the Woodlawn Elevated Storage Tank Project.**

### **Staff Resource(s):**

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

### **Explanation**

- This project is located at the intersection of South Tryon Street and Woodlawn Road in Council District 3 and will provide a more reliable water supply and improved water quality.

### Action A

- This contract will construct a 3,000,000-gallon elevated water tank and will install approximately 1,340 linear feet of 36-inch waterline and 461 linear feet of 12-inch waterline to feed the tank.
- On March 19, 2026, the city issued an Invitation to Bid (ITB); two bids were received.
  - NC General Statute Section 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On April 22, 2026, the ITB was reissued; two bids were received.
- Caldwell Tanks, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2029.

### Action B

- On March 22, 2021, following a competitive solicitation process, the city entered into a contract with Black & Veatch International Company for \$1,592,060 for design services for the Sunset, Woodlawn, and Mint Hill Elevated Storage Tank projects.
  - Amendment #1 is for construction administration services for the Woodlawn Elevated Storage Tank Project, including but not limited to inspection, materials testing, and blast monitoring.
- The new estimated value of the contract including this amendment is \$4,506,736.

### **Charlotte Business INclusion**

#### Action A

Established MWSBE Goal: 2.00%

Committed MWSBE Goal: 2.51%

Caldwell Tanks, Inc. exceeded the established contract goal and has committed 2.51% (\$488,808) of the total contract amount to the following certified firm(s):

- B&N Grading (WBE) (\$340,000) (asphalt and road)
- Diamond Trucking of NC Inc. (MBE, SBE) (\$76,000) (hauling)
- Serene Landscape Consulting LLC (MBE, SBE) (\$72,808) (landscape)

#### Action B

All additional work involved in this amendment will be performed by the Black & Veatch International Company and their existing subconsultants:

- Habitat Assessment and Restoration Professionals (WBE, SBE) (environmental services)
- Richa Graphics (MBE, SBE) (reprographics)

**Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

**Attachment(s)**

Map

[Woodlawn Elevated Storage Tank](#)

## 30. 6317 Birmingham Drive Storm Drainage Improvement Project

### **Action:**

- A. Approve a contract in the amount of \$2,223,871.20 to the lowest responsive, responsible bidder DOT Construction Inc. for the 6317 Birmingham Drive Storm Drainage Improvement Project, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

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

### **Explanation**

- This project will replace aging infrastructure along Birmingham Drive, Burnt Mill Road, and Tempsford Lane in Council District 6.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, and asphalt paving.
- On April 7, 2026, the city issued an Invitation to Bid; four bids were received.
- DOT Construction Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

### **Charlotte Business INclusion**

Established MBE Goal: 8.00%

Committed MBE Goal: 8.00%

DOT Construction Inc. met the established contract goal and has committed 8.00% (\$177,910) of the total contract amount to the following certified firm(s):

- Streeter Trucking Company Inc. (MBE, SBE) (\$177,910) (hauling)

Established WSBE Goal: 5.00%

Committed WSBE Goal: 5.00%

DOT Construction Inc. met the established contract goal and has committed 5.00% (\$111,194) of the total contract amount to the following certified firm(s):

- Clear Creek of Salisbury Inc. (WBE, SBE) (\$111,194) (concrete and asphalt)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - 6317 Birmingham Dr SDIP](#)

## 31. Bayswater Storm Drainage Improvement Project

### **Action:**

- A. **Approve contract amendment #2 for \$750,000 to the contract with D&A Wolverine, PLLC for design and construction administration services for the Bayswater Storm Drainage Improvement Project, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.**

### **Staff Resource(s):**

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

### **Explanation**

- This project, with boundaries of Sharon Amity Road to the north, Campbell Creek to the south, Lawrence Orr Road to the east, and Venedale Road to the west, will address aging infrastructure and reduce flooding in Council District 5.
- On February 28, 2022, following a competitive solicitation process, City Council approved a contract with D&A Wolverine, PLLC for \$1,300,000 for the Bayswater Storm Drainage Improvement Project.
  - Amendment #1 was to update the point of contact, correct the fee schedule, and hourly rates provided in the original agreement and did not impact the total value of the contract.
  - Amendment #2 will provide design and construction administration services for the Bayswater Storm Drainage Improvement Project.
- Specific design and construction administration tasks include, but are not limited to:
  - Design of repairs and/or improvements,
  - Survey and utility locate services,
  - Geotechnical subsurface investigations,
  - Preparation of construction documents, and
  - Construction administration.
- The new estimated value of the contract including this amendment is \$2,050,000.

### **Charlotte Business INclusion**

All additional work involved in this amendment will be performed by D & A Wolverine, PLLC and their existing subconsultant(s). D & A Wolverine, PLLC has committed 16.28% (\$122,125) of the total contract amendment to the following certified firm(s):

- Survey & Mapping Control Inc. (SBE) (\$122,125) (surveying, mapping, easement maps, utility locates)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - Bayswater SDIP](#)

## 32. Coulwood Stream Restoration Project

### **Action:**

**Approve a guaranteed maximum price of \$8,500,000 to Wildlands Engineering, Inc. for Design-Build construction services for the Coulwood Stream Restoration Project.**

### **Staff Resource(s):**

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

### **Explanation**

- The Coulwood Stream Restoration Project area is located in the Long Creek watershed with boundaries of Gum Branch to the north, Mount Holly Road to the south, Valleydale Road to the east, and Tom Sadler Road to the west in Council District 2.
- Services consist of final design, construction, warranty, and required mitigation monitoring.
- Restoration/preservation of over 4,400 linear feet of stream and associated wetlands and the upstream Colonial Pond will increase surface water quality benefits in the watershed.
- The project will yield Stream Mitigation Units and Wetland Mitigation Units when complete under the city's Umbrella Stream and Wetland Mitigation Bank.
- Stream restoration projects are ideal candidates for the design-build method which allows for greater flexibility for field changes during construction.
- On August 22, 2022, following a competitive solicitation process, City Council approved a contract for \$1,151,000 with Wildlands Engineering, Inc. for Design-Build design services for the Coulwood Stream Restoration Project.
- The city's design-build delivery method is in conformance with NC General Statute Section 143-128.1(a) and consistent with the Design-Build Institute of America best practices.
- The project is anticipated to be complete by second quarter of 2028.

### **Charlotte Business INclusion**

The city negotiates subcontracting participation for Design-Build contracts after scopes of work are defined for construction services. Wildlands Engineering, Inc. has committed \$772,475 or 9.09% of the total contract for construction services to the following certified firm(s):

- Bullington Construction, Inc. (WBE) (\$96,725) (survey, fencing)
- CES Group Engineers LLP (WBE) (\$113,900) (construction stake-out survey, as-builts)
- Habitat Assessment and Restoration Program, Inc. (HARP) (WBE, SBE) (\$287,275) (plant installation, invasive species treatment)
- T Holmes Trucking (SBE) (\$274,575) (hauling services)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - Coulwood Stream Restoration Project](#)

### 33. Riverbend Storm Drainage Improvement Project

**Action:**

- A. Approve a contract in the amount of \$4,247,306.80 to the lowest responsive, responsible bidder United of Carolinas, Inc. for the Riverbend 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**

- The Riverbend Storm Drainage Improvement Project will replace aging infrastructure and reduce flooding along Riverbend Road and Ashton Drive in Council District 6.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, and asphalt paving.
- On March 31, 2026, the city issued an Invitation to Bid; four bids were received.
- United of Carolinas, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2029.

**Charlotte Business INclusion**

Established MBE Goal: 7.00%

Committed MBE Goal: 7.06%

United of Carolinas, Inc. exceeded the established contract goal and has committed 7.06% (\$300,000) of the total contract amount to the following certified firm(s):

- Cesar A Leon, LLC (MBE) (\$100,000) (hauling)
- RRC Concrete, Inc. (MBE) (\$175,000) (concrete)
- Silverback Brothers, LLC(MBE) (\$25,000) (hauling)

Established WSBE Goal: 4.00%

Committed WSBE Goal: 4.00%

United of Carolinas, Inc. met the established contract goal and has committed 4.00% (\$170,000) of the total contract amount to the following certified firm(s):

- Parsi Trucking, LLC (WBE) (\$160,000) (hauling)
- Pentacle Inc (WBE) (\$10,000) (fence installation)

**Fiscal Note**

Funding: Storm Water Capital Investment Plan

**Attachment(s)**

Map

[Map - Riverbend SDIP](#)

## 34. CATS Cameras and Access Controls Maintenance

### Action:

- A. **Approve a contract with A3 Communications Inc. for cameras and access controls maintenance services for a term of three years, and**
  
- B. **Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

Brent Cagle, CATS

Eric Osnes, CATS

### **Explanation**

- The city requires a company to provide various video monitoring products and Genetec access control systems, along with applicable maintenance and support services.
- On February 12, 2026, the city issued a Request for Proposals (RFP); five responses were received.
- A3 Communications Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- A3 Communications Inc. will be responsible for ensuring reliable performance, timely troubleshooting, preventive maintenance, and technical support for both the camera and access control systems at CATS facilities. This includes the repair or replacement of camera hardware as needed to maintain full system functionality.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$650,000.

### **Disadvantaged Business Enterprise**

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

### **Fiscal Note**

Funding: CATS Operating Budget

## 35. Electric Vehicle Charging Station Equipment and Services

### Action:

- A. **Approve the purchase of electric vehicle charging station equipment and services from a cooperative contract,**
- B. **Approve a unit price contract with ABM eMobility USA LLC for the purchase of electric vehicle charging station equipment and services for a term of one year under NASPO ValuePoint contract #BPM037964, 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):**

Brent Cagle, CATS  
Kelly Goforth, CATS  
Jill Brim, CATS

### **Explanation**

- This contract will provide DC Fast Chargers (Level 3 EV chargers) and all necessary equipment, warranties, service agreements, shipping, and support services necessary for the function of the chargers. These will be used for heavy-duty vehicles and support vehicles for CATS and Airport facilities.
- 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.
- Total expenditures are estimated to be \$4,050,000.

### **Charlotte Business INclusion**

Cooperative purchasing contracts are exempt from CBI Program goals, as these agreements leverage contracts established by other governmental agencies and do not involve a competitive bidding process within the city. Furthermore, subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

### **Fiscal Note**

Funding: CATS Capital Budget and Aviation Capital Investment Plan

## 36. Airport Baggage Handling System Automatic Tag Reader Equipment

### Action:

- A. **Approve the purchase of baggage handling system automatic tag reader equipment by the sole source exemption,**
- B. **Approve a contract with SICK Inc. for the purchase of baggage handling system automatic tag reader equipment for a term of three years, and**
- C. **Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

Haley Gentry, Aviation

Jack Christine, Aviation

### **Sole Source Exemption**

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

### **Explanation**

- Aviation's baggage handling infrastructure is comprised of proprietary hardware and software configured for the airport's baggage scanning and tracking needs.
- SICK Inc. is the manufacturer of this specialized equipment, and standardization is required to maintain performance standards and ensure compatibility with existing equipment.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$150,000.

### **Charlotte Business INCLUSION**

Sole sourcing was required for this contract due to the need for standardization with existing Airport equipment. Sole source contracts are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process and do not present opportunities for subcontracting. This aligns with what is required by NC General Statute Section 143-129(e)(3).

### **Fiscal Note**

Funding: Aviation Capital Investment Plan

## 37. Airport On-Call Roof Maintenance and Repair Services

### Action:

- A. Approve unit price contracts for on-call roof maintenance and repair services for a term of three years with the following companies:**
- **Benton Roofing,**
  - **Davco Roofing and Sheet Metal Inc.,**
  - **Mitten and Company Inc., and**
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

### **Staff Resource(s):**

Haley Gentry, Aviation

Jack Christine, Aviation

### **Explanation**

- Aviation owns and maintains approximately 100 facilities, including offices, emergency services buildings, equipment shops, and leased cargo operations warehouses.
- Proper roof maintenance is vital to prevent leaks and damage to airport property and ensure safety from slips and falls.
- These contracts will provide routine and emergency roof maintenance and repairs, including demolition and disposal of roofing materials.
- On February 10, 2026, the city issued a Request for Proposals (RFP); three responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$300,000.

### **Charlotte Business INclusion**

The city negotiates contract participation after the proposal selection process. MWSBE goals will be negotiated for each task order. Aviation will monitor MWSBE participation throughout the life of the contracts.

### **Fiscal Note**

Funding: Aviation Operating Budget

## 38. Airport Passenger Boarding Bridge Monitoring Services

### Action:

- A. **Approve a unit price contract with OshKosh Aerotech, LLC for passenger boarding bridge monitoring services for a term of three years,**
- 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, and**
- C. **Authorize the City Manager to purchase additional software licenses, services, hardware, maintenance, and support as required to maintain the system for as long as the city uses the system.**

### **Staff Resource(s):**

Haley Gentry, Aviation  
Jack Christine, Aviation

### **Explanation**

- Aviation is in the process of replacing 30 passenger boarding bridges (PBBs) that have reached the end of their useful life, with plans to replace an additional 84 PBBs in the future.
- OshKosh Aerotech, LLC's iOPS monitoring system, which is implemented on 10 PBBs, is a proprietary subscription service that allows real-time monitoring of PBB operations such as equipment position, condition, and power usage, enhancing aircraft and passenger safety and efficiency.
- This contract will provide for the implementation of the iOPS monitoring system on the 30 PBBs currently being replaced.
- Waiver of a competitive solicitation process for services may be granted on a limited basis when deemed appropriate and in the city's best interest. A waiver has been approved for these services to ensure continuity of service and operational efficiency.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$200,000.

### **Charlotte Business INclusion**

A waiver of solicitation was necessary for this contract to ensure continuity of service and operational efficiency. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

### **Fiscal Note**

Funding: Aviation Operating Budget

## 39. Airport Technology On-Call Services

### Action:

- A. Approve contracts with the following companies for on-call technology services work for a term of five years:**
- AECOM,
  - Archetype SC, Inc.,
  - Athena Consulting Group,
  - Cabling Solutions, Inc.,
  - Faith Group, LLC,
  - ITnova, LLC,
  - JW Group,
  - Mead & Hunt,
  - Slalom,
  - TAMIRONICS, and
- B. Authorize the City Manager to approve possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved, and**
- C. Authorize the City Manager to purchase additional software licenses, services, hardware, maintenance and support as required to maintain the system for as long as the city uses the system.**

### **Staff Resource(s):**

Haley Gentry, Aviation

Mike Hill, Aviation

### **Explanation**

- The city is responsible for overseeing and managing the technology environment for the operation of the Airport 24 hours a day.
- The Airport operates in a fast-changing technology environment driven by evolving security needs, passenger expectations, airline and tenant needs, and real-time operations.
- It is critical to ensure the Airport's technology systems are stable and safe to allow for tenants to connect to their own technology systems.
- These contracts include general technology services and may include the purchase and maintenance of software or hardware.
- On September 30, 2025, the city issued a Request for Proposals (RFP); 13 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Potential price adjustments may be considered as a part of contract amendments based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$1,000,000.

### **Charlotte Business INclusion**

The city negotiates contract participation after the proposal selection process. MWSBE goals will be negotiated for each task order. Aviation will monitor MWSBE participation throughout the life of the contracts. Each Prime has identified the following certified firm(s) to be utilized:

#### AECOM

- Stratic Technologies (SBE) (AI integration, real-time monitoring)

#### Athena Consulting Group

- Lone Star Cabling & Alarms, LLC (MBE) (cabling)

#### Cabling Solutions, Inc.

- Besco Electrical (MBE) (conduit Installation and electrical)

#### Faith Group, LLC

- Exult Engineering (SBE) (communications, landside systems, security systems)

ITnova, LLC

- Avioimage Mapping Services Inc. (SBE) (GIS and aerial mapping)
- Croixstone Consulting (WBE) (digital transformation)

JW Group

- Avcon, Inc. (MBE) (technology and systems engineering and design and project management)
- Dawning Systems (MBE) (low Voltage, IT pm, IT systems networking and integration, IT break, fix, and maintenance)
- Trinity Strategic Consulting, Inc (MBE) (technical consulting, project management, AI and cyber support)

Mead & Hunt

- Deanna Michael Inc. (MBE, SBE) (planning, design, and engineering services)

Slalom

- Golden Tech System Inc. (MBE) (business intelligence analysts, middleware and integrations, engineer)

**Fiscal Note**

Funding: Aviation Operating Budget

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

### **Action:**

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

### **Staff Resource(s):**

Raquishela Stewart, Housing and Neighborhood Services  
Warren Wooten, Housing and Neighborhood Services

### **Explanation**

- The action will not obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of new multi-family housing revenue bonds for the Joyfield at Woodward Apartments, a 141-unit new construction affordable housing development to be developed, owned, and operated by Woodward Venture, LP, a North Carolina limited partnership (Developer) or an affiliated or related entity.
- The development will be located on approximately three acres at 921 Woodward Avenue, near the intersection of Woodward Avenue and North Graham Street and in walking distance to Camp North End in Council District 1 and will serve households earning up to 70 percent of the area median income.
- The INLIVIAN bonds in an amount not to exceed \$16,500,000 will be used to finance land acquisition and construction of the development.
- This action further supports City Council's April 25, 2025, approval of \$4,550,000 Housing Trust Fund support for the development.

### **Background**

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

### **Attachment(s)**

Map

Resolution

[Map - Joyfield at Woodward Apartments](#)

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

## 41. Meeting Minutes

**Action:**

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

- March 2, 2026, Annual Strategy Meeting Day 1,
- March 3, 2026, Annual Strategy Meeting Day 2,
- March 9, 2026, Business Meeting,
- March 23, 2026, FY 2027 Budget Workshop #2, and
- March 23, 2026, Zoning Meeting.

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Attachment(s)**

Meeting Minutes

[03.23.2026 - Budget Workshop #2](#)

[03.23.2026 - Zoning Meeting](#)

[03.02.2026 - Annual Strategy Meeting Day 1](#)

[03.03.2026 - Annual Strategy Session Day 2](#)

[03.09.2026 - Business Meeting](#)

## CONSENT - PROPERTY TRANSACTIONS

### 42. CATS Property Transactions - 3315 and 3317 Pelton Street

**Action:** Approve the following acquisition: 3315 and 3317 Pelton Street

**Project:** Long-Term Operational and Storage Capacity

**Owner(s):** Sirius Investments VI LLC

**Property Address:** 3315 and 3317 Pelton Street

**Total Parcel Area:** 18,208.80 sq. ft. (0.418 ac.)

**Property to be acquired by Fee Simple:** 18,208.80 sq. ft. (0.418 ac.)

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** TOD-CC

**Use:** Industrial

**Parcel Identification Number(s):** 147-02-109

<https://polaris3g.mecklenburgcountync.gov/pid/14702109>

**Purchase Price:** \$2,415,050

**Council District:** 3

### 43. Property Transactions - Northaven Drive 4809, Parcel # 2

**Action:** Approve the following condemnation: Northaven Drive 4809, Parcel # 2

**Project:** Northaven Drive 4809

**Owner(s):** DiPerri Properties, LLC

**Property Address:** 4814 Northaven Drive

**Total Parcel Area:** 9,579 sq. ft. (0.220 ac.)

**Property to be acquired by Easements:** 1,407 sq. ft. (0.032 ac.) in storm drainage easement and 1,418 sq. ft. (0.033 ac.) in temporary construction easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Trees

**Zoned:** N1-B

**Use:** Neighborhood 1-B

**Parcel Identification Number(s):** 087-031-09

<https://polaris3g.mecklenburgcountync.gov/pid/08703109>

**Appraised Value:** \$37,000

**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:** 1

**Attachment(s):** Map

[15-26119 Map Property Transactions - Northaven Drive 4809, Parcel # 2](#)

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

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

**Project:** Strategic Investment Area Pence and Harrisburg Road Intersection Improvements

**Owner(s):** Miroslav and Zaklina Petrovic

**Property Address:** 7108 Harrisburg Road

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

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

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

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** ML-1

**Use:** Manufacturing and Logistics

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

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

**Appraised Value:** \$675

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

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

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

**Council District:** 5

**Attachment(s):** Map

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

## Adjournment

## REFERENCES

### 45. 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.

## 46. 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.

## 47. 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.