

**RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY
OF CHARLOTTE AND MECKLENBURG COUNTY FOR A TAX INCREMENT
REIMBURSEMENT FOR DEVELOPMENT OF PEARL INNOVATION DISTRICT**

WHEREAS, Charlotte Innovation District Management Company (the “Developer”) is proposing to develop an innovation district along McDowell Street between Stonewall Street and Morehead Street, such innovation district to include mixed uses such as a medical school, research facilities, office, retail, hotel and residential housing in the City of Charlotte (the “City”) to include physical infrastructure such as structured parking, shared services access and public plazas; and

WHEREAS, significant infrastructure improvements are needed to support the project, and in order to make the project financially viable, the Developer has requested a public/private partnership to fund an amount not to exceed \$60,000,000 in public improvements which will be reimbursed by the City and Mecklenburg County (“County”) by way of a 15-year, 90% tax increment grant (“TIG”); and

WHEREAS, the project is anticipated to create a \$409,691,010 estimated total taxable increment value upon completion, and will include a mix of office and retail, multi-family housing, hotel and parking; and

WHEREAS, the County approved its participation in the public/private partnership at its December 7, 2021 meeting of the Board of County Commissions; and

WHEREAS, under Article 20 of Chapter 160A of the North Carolina General Statutes, as amended, cities and counties are authorized to jointly enter into interlocal cooperation undertakings with other local governments for the joint exercise of any power, function, public enterprise, right, privilege, or immunity of local governments in North Carolina; and

WHEREAS, the City has the authority to construct and improve streets (G.S. 160A-296(a)(3)), the City and County have the authority to enter into infrastructure reimbursement agreements with private developers and property owners (SL-2001-329; G.S. 153A-451) and the City has the authority to finance such infrastructure (G.S. 160A-20); and

WHEREAS, the City will enter into an Infrastructure Reimbursement Agreement with the Developer pursuant to which the City will acquire and pay for certain Public Improvements for the project; and

WHEREAS, the County will participate in funding the Public Improvements pursuant to an Interlocal Agreement by making TIG payments to the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, that the Council does hereby approve an Interlocal Agreement with Mecklenburg County for a tax

increment grant and authorized the City Manager to negotiate and execute a contract for the same.

ADOPTED the ____ day of _____, 2022