

SPECIAL MEETING

The City Council of the City of Charlotte, North Carolina convened for a Special Meeting for the purpose of conducting a Strategy Session on Monday, October 1, 2018 at 4:05 p.m. in Room 267 of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Councilmembers present were Dimple Ajmera, Tariq Bokhari, Edmund Driggs, Larken Egleston, LaWana Mayfield, Matt Newton, Greg Phipps, and Braxton Winston II.

ABSENT UNTIL NOTED: Councilmembers Julie Eiselt and James Mitchell

ABSENT: Councilmember Justin Harlow

Mayor Lyles said last Monday, we had a very long Zoning Meeting and this is a continuation of that meeting since we did not complete all the hearings. Tonight, we have 12 hearings and two presentations and then our Committee Chair Report-outs, which we try to encourage dialogue and debate. It is not a verbatim report; it is to kind of get to the place that you say this is what we want to do and get feedback from all our colleagues. Mr. Jones, do we have anything to bring up tonight?

Councilmember Eiselt arrived at 4:06 p.m.

Marcus Jones, City Manager said no Mayor, what we have is just the agenda for tonight, which will start off with the County Assessor and providing an update on their revaluation process; we talked a little bit about this over the summer to have the assessor in; a quick update on the Gateway Governance, and as you mentioned earlier, the Committee Report-Outs, and hopefully we can all do it in 90 minutes.

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ITEM NO. 1: COUNTY ASSESSOR REVALUATION PROCESS

Kenneth Joyner, County Assessor said I appreciate the opportunity to be here. I know that we have a very important topic for not only the County but for our municipal partner, so I appreciate the opportunity to be here tonight and speak with you. I do not have a very long presentation tonight but wanted to update Council on the progress of the 2019 revaluation. So, we will just start by jumping straight into where we are at as of today or as of August 31, 2018.

Of the 367,000, almost 368,000 parcels, we have completed our mathematical models on 74 percent of our parcels. That works out to about 70 percent of our tax neighborhoods of the almost 2,000 neighborhoods. Field canvassing, as many of you will remember, was a huge issue going back to 2011, in that our citizens were upset that we had not visited the property. So, we made a boots-on-the-ground effort since 2011 or really since 2014, upon my arrival, and we have done 87 percent of those, almost 320,000 parcels to date. We are much further along than we expected to be at this point. So, how do those percentages equate to values? As of August 31, 2018, our median increase was 51 percent of values, so that is an increase from the 2011 market to where we are at the current 51 percent. Breaking that down across our two major markets, residential is increasing with a median around 39 percent and commercial around 76 percent.

Councilmember Mitchell arrived at 4:08 p.m.

When you look at the residential, our median sales price right now is just under \$300,000 at \$298,823. Now, the last three items here are just more statistical measures of a mass appraisal of a revaluation. The first one, sales to an assessment ratio, our statute requires that we assess at 100 percent of market value. So, when you compare our new values to what property sold for using our models, we are at 99.2 percent, about 75 percent in. The second one, since we work with medians, a standard deviation really does not tell us a whole lot. Coefficient of dispersion is a measure around the median, the 4.824 tells us that we have very good data. We are very consistent on our evaluations. The expectable range is usually somewhere between 5 and 15 or 5 and 20, depending on the type of

property, so in both cases, we are right there at the low end, and the price related differential is a way for us to measure how we are assessing the properties. At the very low end, our lowest value properties versus our high-end properties, whether they are residential or commercial, anything between a 0.98 and a 1.03 shows that there is no bias, so we have no regressive or progressive within our models. We are right on target there at a 1.0.

So, a picture is worth a thousand words. Here is a map of Mecklenburg County, with the green areas showing those residential areas that we have completed. The pink shows our commercial areas completed. The blue is either going to be water or there is kind of a teal, those are exempt properties, and the white areas are those still remaining to be worked. Here is our field canvassing; we talked about that 87 percent. Whether it is yellow or green, they have both been worked. The green are those that we have not completed the data entry on. So, you can see the majority of the County we have not only field canvassed but we have also completed that data entry, and we expect very shortly to be complete on that data entry.

Now, moving straight in and isolating the City of Charlotte, we have done about 70 percent of the parcels of the almost 274,000 taxable here in Charlotte. We are right at 191,000. Again, these are as the end of August. Again, the median is right there with the County at 51 percent overall increase, but your residential and commercial are slightly different. Your median residential is a little bit higher at 42 percent, while your commercial is also a little higher at 78 percent overall. Then, here is the same map isolating Charlotte, showing the green and the pink areas, our green being residential again and the pink being the commercial and also the field canvassing. So, you can see, there are still some pockets there that we still need to complete our data entry on at this point.

When you are doing any appraisal, whether it is a single property appraisal or a mass appraisal like we are doing here January 1, your appraisal is only as good as the market data that you have. Back in 2011, you typically are going to look at those last three years' worth of sales. So, you look at those three years and 2008 was by far the year with the most sales, but it was also in the fall of 2008 that our market changed. When Wells Fargo or Wachovia as it was at that time, went before Congress and they went through the bail out, all of those sales prior to that point were null and void. They were not valid. They did not represent the market anymore, so in essence, there were about 20,000 sales with which to value about 340,000 or 350,000 taxable parcels at that time. In 2019, we have sales data. When you look at 2016 and 2017, we are close to 50,000 sales already, and through the first six months of this year, we have right at another 12,000 sales, so we have the data with which to be accurate, to place the market values on our properties and really hopefully give our citizens a great comfort level when they can actually see properties that have transaction within their neighborhood.

So, here is our reevaluation calendar. This actually goes back to when we started our community engagement back in January of 2017. Then January of 2018, we started our Citizens' Review Committee, and they have been very active with us as we went through our scheduled evaluation process, really dug in deep with our office on how we are going about our methodology, our processes, and our procedures. We submitted to the Board of Commissioners on August 8, the scheduled evaluation as it is required by statute. We held a public hearing of that after advertising on September 5. On September 18, the Board of Commissioners approved that scheduled of value, so right now we have advertised that appeal period, and we expect that to run out, well it will expire on October 22, unless we were to get some kind of an appeal of the schedule of evaluation everything will continue moving forward as our schedule shows. We will be mailing our evaluation notices to our property owners sometime in January 2019, probably mid-January. We will be moving of office into the Valarie C. Woodard facility from our three separate locations into one somewhere around the first week of January, so once we get the computers and the phones working and everybody is ready, we will tell our print vender to put those in the mail. The first time that these values will be used on a tax bill will be when they are mailed in July of 2019. So, that kind of gives you that over all calendar. We try to emphasize when we are out at our homeowners groups civic boards that right now those tax bills that you have are still based on January 1, 2011. For 2019, our appeals

opportunities, really everything was fine back in 2011 until the notices hit the mail, then they were not ready for the customer relationship. We have taken major steps to ensure that our citizens will be heard, responded to and respected throughout the process. Modria, as we spoke with your Budget Committee last year, is an online portal. It will be 24/7 available to our citizens; they can communicate with us. They can file an inquiry, file an appeal. They can send us photos. They can send us appraisals. We also are still going to accept mail applications. Not everybody is technologically savvy. We are going to accept walk-ins. We are working with setting up a customer service area where we can insure that our citizens when they walk in are given some amount of information on their neighborhood. It is the same information that someone would receive if they come in through the mail, If they come in through Modria it is going to be available to everyone. If they call us, we will set them up for an appointment. They can come into the office if they would like. We can explain the process. The most important thing is we will be consistent to all. Everyone will be given the same level of service. They will be given the same information no matter if they are tech savvy and they do it at 2:00 a.m. in the morning, and they get all that information and download it from their home, whether they call us and we mail it out to them. If they mail it in, we are going to mail it out to them. If they come in for an appointment, we are going to have that packet ready for them before they sit down with an appraiser.

Community engagement- very important to my board of Commissioners, when I was going through the hiring process, very early, we need to get out into the community and talk about exactly what has been taking place in the market, what the processes are, what the procedures are. So, we made a promise that we would do at least 100 information sessions during the revaluation. It just happens that the day this was printed, we had reached that number of 100. So, we have either held or scheduled across Mecklenburg County, 100 sessions to date. We are going to go well past that number. I can tell you, they are still rolling in each week. We get three or four or five new events popping up. This just shows you by my Board, by their District, where we have been able to hold sessions. This shows you, using your Districts, exactly where we have been able to go so far. This will be able to allow you the opportunity to see some of the locations that we have been to at least on a map, and I will tell you just like I have told my Board, if you have any suggestions of places that we should go, groups that we should talk to, please let us know. We are working very closely with our Public Information Department to ensure that we get everyone scheduled who would like to have us come out to speak with them. So, that is my update.

Councilmember Eiselt said on slide nine, the standard of value process, is this the standard that gets defined so that when you get your bill in the mail and you say, hang on I think that this is too high; you are going to get an answer somewhat that has to do with that standard evaluation, right? So, how does the homeowner know how that standard evaluation was determined and if you do not think that it is fair, it is too late to do anything at that point? Am I understanding that?

Mr. Joyner said it is called the scheduled evaluation; scheduled evaluation, standards, and rules. That is the full term as it is in the statute. What that is, that is our appraisal manual. In North Carolina, we are very unique in that we have to go through a process and get that manual approved. It has to sit out there for a certain number of dates, and then it has an appeal period. All this is we go about defining what the price per square foot is for each of the different improvements. We establish different grades on homes, whether they are a double X, meaning that they are our very highest end residential structures, then below that we get down to an A, B, C, D, E, more of a format that most of us our familiar with from school, with C being that average home. It defines the depreciation per each type of improvement. Land values- it is just a very unique item to North Carolina. It is really the culmination of all of our market research into a manual, so really when we put all of our sales information, when you go into Modria and you look up your property and you click on it, and you get into that, it will have all of your property data there, number of square feet, bedroom/bathroom count, heating and air, all of those physically characteristics. There is a link there under the map that says compere. When you click on compere, it will pull up your neighborhood as we defined it as a tax neighborhood, and it will show you all of yourselves. So, you will have all of those sales.

I have photo, sales date, square footage, sales date, sales price. You can go in there; you can select three to five comparable, as many as you would like. If you feel like your house is over assessed or under assessed, you can share with us the sales that you believe are most comparable to your home.

Ms. Eiselt said okay, so you would not be arguing the category per se of your home. You would be arguing just that the comps maybe were not accurate and here is why we feel that way. Is that right?

Mr. Joyner said yes ma'am. In our newer neighborhoods where the homes are newly constructed, you do not really run into the same issues that you that you do in our older neighborhoods where you have houses that were built in the 50's or earlier. Some were remodeled last time in the 1960's or never remodeled. Some have been remodeled in the 2000's, so in that situation, if you are familiar with the neighborhood, you could say this house had never been remodeled, it is very similar to mine.

Ms. Eiselt said lastly because I had not seen where any of those meetings were taking place. Where is the best place that people can go online to find out when the rest of the community meetings would be held?

Mr. Joyner said we share that weekly on the board bulletin. I think that we got those on the assessor's website, I believe. I know that we have a link on our website where you can request a speaker as well. Meckreval.com would probably be the best place to go. We branded a site instead of trying to tell you backslash, backslash and all of that. It is just much easier for our citizens that they can take that website and get to all of our information.

Councilmember Driggs said are multifamily properties considered commercial or residential for your classification?

Mr. Joyner said it depends on where you do that cut off; I would say that probably three or less multifamily, they are going to be considered residential. You get into apartments and larger structures like that; they are going to be commercial.

Mr. Driggs said so, just to try to interpret some of the numbers that we have heard for the benefit of the public who are saying, how is this going to affect me, if your conclusion was that total property value had gone up by 50 percent, then a revenue neutral tax rate would effectively require about a one-third cut in the tax rate. Is that a fair statement?

Mr. Joyner said well, you have to consider the other elements of the tax base. You have the registered motor vehicles. You have all the business, personal property, individual personal property, our largest tax payers are public service companies: Duke Energy, the natural gas companies here, railroads, bus lines, the airlines. So, there are some other elements that when you do the revaluation, their values are not increasing at least unless they are adding additional property that year, so there is a little bit of offset there. All of those categories should see a tax reduction, because your car goes down in value. You really cannot take it straight off of the values. These are our most significant portions. When you look at the City of Charlotte or Mecklenburg County, these are the majority of that over-all tax base, but it does equate to a slightly different ration.

Mr. Driggs said alright but I am just trying to get at in very big picture terms, the logic that says that if the property value base went up in the aggregate, say by 50 percent, you would cut the tax rate by a third, and I recognized that it is not just about these, right?

Mr. Joyner said right.

Mr. Driggs said so, that means that there would be a reduction in the property tax rate and therefor, homeowners who pay their own property taxes would expect to see a reduction in their property tax bill, unless the value of their home had increased by more than roughly 50 percent or whatever the reduction was of the tax rate.

Mr. Joyner said I think that in the City of Charlotte, that median was 42 percent, but that does mean that 50 percent of your homes were greater than 42 percent, so if you are at that median or below, there is going to be less of an impact through the revaluation than there would be on those that are above that median.

Mr. Driggs said but the reset of the tax rate goes right across residential and commercial, and in fact, the commercial properties will be paying a bigger share of the total tax bill than residential properties. So, let's say there is some number after you determine your new tax rate, that reflects the amount by which the value of your house would have had to gone up before you end up paying more. If it is less, you will pay less, and what I am trying to get at is that is a 30 or a 40 percent, some significant amount that your tax has to have gone up in value if you are a home owner, for the property tax to have gone down. Now, conversely, the same applies in reverse for renters, right? Renters are going to see the larger- They are part of the commercial group, so in terms of the evaluation of multifamily properties, is that consistent with the overall increase in valuation of commercial properties? I am trying to infer what renters would expect in terms of their rents.

Mr. Joyner said well, you got a couple of factors there; when you look at the apartments that I have looked at so far, I would say that the 78 percent or higher is very consistent with what we have seen, because our apartments, the demand for those have sky rocketed. We are seeing units that are going up because the land is getting so valuable under those; we are seeing taller complexes. We are seeing lots even coming into the uptown areas. I would say that that is going to be some type of a business decision, because I do not own any apartments or anything, but to me, there is going to have to be some type of a business decision there. I do not think that there is a direct correlation that might just, okay our taxes went up 15 percent so we are going to raise your rent, because it is all supply and demand. It is all what the market is going to bear. Ultimately, the person who pays the rent pays the taxes through the income that comes into the business.

Mr. Driggs said I guess that my last point along those lines is not for this meeting, but to get a better sense of the increases of different types of multifamily- the concern here is simply that some of our most vulnerable population lives in rented units, right? So, the picture that we are painting now suggests that there will be extra costs for landlords, therefor that there may be an increase in rents. I am wondering how that will be distributed among the lower cost, versus the higher cost housing. So, again, I hope that we can dig a little bit more into the numbers and interpret those numbers, because we have enough information now to reach preliminary conclusions about who should expect what, and it would just be helpful I think if we had a succinct summary of what that looks like.

Mr. Joyner said we will be glad to provide to Robert's office any information that they need.

Mayor Lyles said I think that what Mr. Driggs is pointing out when you are doing your SOB, it is going to be your A through E. I do not know where you stop if it is A to Z, but A through E you are going to have to categorize those apartment units by their quality and then the square foot, all of that. So, they probably could pull those out and have those for you, but I would expect that most of that is going to end up in the area where we have seen the most growth, which is more A and B than C, D, and E properties, but we do not know that until we get the data. So, I guess what we are asking for Mr. Joyner is that in the multifamily area, if you could give us some gradation on the apartments and based upon the standard that you set for A through whatever.

Mr. Joyner said we will still be doing a final review of all of our property types and neighborhoods, so the values that we have out there right now are preliminary. We just have to review those most recent sales. As you have seen even in our office properties, we have seen some significant changes over the last few months in the market there. So, I would hedge that by saying that anything that is provided right now may not be that final product.

Mayor Lyles said well, I do not think that we need it for right now. I think that it comes into play. First of all, for the newer members, the Finance Department works with the Assessor to determine neutral and what that means. Mr. Joyner does not walk in and say here is you a revenue neutral rate. It is something that we look at overall. So, there will be opportunities to take a deeper dive into this as we talk about that, and then we talk about having a neutral tax rate, which doesn't mean that everybody is neutral. It just means that as Mr. Joyner said, you have evened out the accountability between the properties.

Mr. Driggs said the media is kind of already is speculating or putting things out there, so I just want us to make sure that there isn't a lot of bad information that has got people upset and worried and especially after the experience with the reval before. The better that we can communicate in terms that occupants like owners and renters can relate to, what this is likely to mean I think. Can we get these slides?

Mr. Joyner said yes, you've got them.

Councilmember Ajmera said you had mentioned earlier that we have about 50,000 data points to access the new values off of. Is it evenly distributed? If it is not in the case where we have a lot of comps, what methodology are you using?

Mr. Joyner said well, there are three approaches to value. You can look at the income; that is the driving force on many of the commercial. That will be a driving force, and within our scheduled values we have an entire market study on the commercial properties and their income potential, then you have got the cost approach and the sales comparison or market approach. We kind of blend those two together in that we use the sales within a neighborhood to look at what that most probable price would be, which is typically going to fall somewhere towards the median within that neighborhood, and we use that to try to build what those prices would be. As we are delineating neighborhoods or establishing those boundaries, we would make consideration on the number of sales within an area, so if we have an area that has very few sales, we would look for similar markets nearby that at least on the few sales that we have are selling in a similar manner, to try to help us come up with an adequate number of sales to value those properties.

Ms. Ajmera said so, in the case where you are taking a different approach, whether it is income approach or cost approach, let's say if a resident wanted to appeal that value, they would be looking at not necessarily just the comps; they would be looking at other approaches. Would that sort of be communicated as part of the appeal process?

Mr. Joyner said most of our residents are only going to be dealing with that cost to market approach. We are not really going to go into a residential neighborhood, because most of those are willing buyer, willing seller, and they are going to be using that property similar to other properties that are buying and selling within that neighborhood. On our commercial properties, I can tell you the majority of those appeals are handled by tax representatives who are in Mecklenburg one day and in Minnesota the next and in Texas the next. They are very familiar with the process, and many of them have already reached out to our office throughout this process, asking questions.

Ms. Ajmera said I guess going back to my original question, are we seeing the parts of Charlotte where we are not seeing where sales are focused and not evenly distributed? Are we seeing that currently in your assessment?

Mr. Joyner said I guess that I do not understand the question about evenly distributed. Do you mean that we have got the same number in each neighborhood?

Ms. Ajmera said or about the same number where someone could come to a similar comp that an assessor would.

Mr. Joyner said well, the idea is there are multiple types of appraisals. There is your single-property appraisal where that appraiser is going into that market and looking for what they would consider the three to five most similar comparable. They are valuing that one property using those. Within our approach, we establish that neighborhood boundary,

gather all of the sales data within there, then we are going to use that sales data where it is applicable, look for that most probable price and use that overall sales data to value everyone in the neighborhood. So, again, ours is more about consistency. We are going to consider differences within the properties, but we are at least going to try our best to have a consistent rate throughout that neighborhood.

Councilmember Mayfield said how do we contact with you to come back into the community? Because looking at that map, there are a lot of areas, and I went online just looking at a couple, and what is in the system in Modria and what we have, is not accurate information based on things that people have done in neighborhoods since the last evaluations, so what is the best way?

Mr. Joyner said you can reach out through Jeremy Mills directly. He can put you in touch with our Public Information Department. You can also go on our MeckReval and request a speaker if it is someone outside of Council. You can tell them to reach out there, or they can call our office. We will make sure that they all get routed to the appropriate people.

Mayor Lyles said thank you Mr. Joyner; that is very helpful. We will continue to look forward to updates as necessary.

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ITEM NO. 2: GATEWAY GOVERNANCE

Marcus Jones, City Manager said there have been a number of discussions about the Gateway Project, and I want to thank John Lewis and Debra Campbell, as well as Tracy Dodson for all the hard work that has been put behind this project. Tracy is going to come up to give you a quick presentation on what are the next steps, including a structure that we will deploy in order to make sure that this is a great project.

Tracy Dodson, Assistant City Manager said as he just said, the real intent was to bring this to you tonight to kind of fill you in quickly on where we are. We are really transitioning from the Gateway Project as it relates to the construction of the infrastructure and the tracks, into a development project. We hope to be launching the RFQ process here very soon. As you remember, the Gateway Project is 19 acres; it is a very large development project. It is City and NC-DOT land, with the intent to achieving the new Amtrak Station. The connection between multiple modes of transportation with the Gold Line, Silver Line, and Amtrak as well, then also creating a new activity center that will create a mixture of uses connecting Third Ward, the west side, Stonewall, and Trade Street momentum in that. Here is the visual that you will see in the green above of all of the land, so you can see really where that spans to and how it is so critical, but it is also such a complex project when we have something that is this big. What we are putting into place is really creating a steering committee that will help to provide some clarity in answering questions to the development community as this RFQ and RFP rolls out, and it will consist of seven members from the different entities that you have seen here. Like I said, the purpose of doing that is to provide clarity to the development partners. We held an industry day back in June, and this is part of what we heard that we need to be consistent and concise. There is a lot of activity, there is a lot of different ways that developers can go and focus their efforts right now, and we need to have something in place with two public partners having us in state is a way to be efficient and effective.

We also heard and have learned that this is best practices from what other cities have done, so they will do some of the decision making to then bring back information and the recommendations to City Council as well as to the NC-DOT Board. Lastly, just to update you on our schedule, we are looking for, not a City Council vote, an NC-DOT Board vote on October 11, 2018, and then they will release the RFQ in late October, then the short-list development partners in early 2019. Any questions on that?

Councilmember Driggs said so, what is the RFQ going to say? What is in it?

Ms. Dodson said there is a lot in the RFQ.

Mr. Driggs said that is the point. It seems to be that there is a lot that we have not even talked about yet here that needs to be in here.

Mayor Lyles said we are not saying that we are not going to talk about it. I think that they are just outlining the schedule. The Manager will be coming back to talk about it.

Mr. Driggs said okay, but the RFQ is supposed to be the process through which we sketch out our cooperation with private-sector partners, right? I am envisioning another Eastland situation taking shape here.

Mayor Lyles said gosh no, we cannot do that.

Mr. Driggs said we need to know what it is that-

Ms. Dodson said just to be clear, the RFQ is just really just to create the list of who is interested in the development, the RFP process will bring back much more concrete proposals to the development, so it will be unlike Eastland, where it will not be kind of- Where we are with Eastland right now is a very high level idea of where we want to go with some commitments around different uses and things like that. There is no full blown plan that we have with Eastland yet; with Gateway, the RFP process should bring us a more concrete plan when we go through that to evaluate.

Mr. Driggs said right but when we issue the RFP, we are going to be saying, this is what we want to do and we want you to tell us how you can partner with us to do it. It is that process of firming up what it is. We announced to the World what we want to do that I am interested in, because my awareness is that we have phase one funded for \$90 million, and phase two is a total blank as far as Council is concerned so far. I think there was a \$220 million total budget, but it seems to me that there is a lot of stuff that would be interesting to know before we start down this road.

Ms. Dodson said I think, just at a very high level, we are trying to keep some flexibility in this process, but I think that at a very high level, it is about getting that station and about creating a unique place. We have it and I do not anticipate with the RFP process that we are getting- We are getting into some specifics of requirements, but it is intended to let the market respond to some of this too. The big piece that we need out of this is the station and this connection point between the various modes of transportation, as well as that new activity center. The three things that I put up that were on the second slide kind of are the just of that?

Mr. Driggs said I would just ask that we not get something that looks almost fully baked, to think about for the first time and that we try to have a process to which Council participates in that. Do you know when rail service is supposed to begin at the station? Do we have a time line for that?

Ms. Dodson said the rail would be finished in 2022.

Mr. Driggs said and it will still be in the midst of other development in that area at that time, but the rail service can start at 2022 did you say?

Ms. Dodson said the rail will be finished, and the goal of trying to push this RFQ/RFP process is to get a station or something that we can work as a station that is closely aligned with the rail completion. So, that is the goal; obviously that whole 19 acres will not be built out, but the goal is if we can start moving that RFQ/RFP process along and move it efficiently, then we can start to align a station as close to that 2022 completion date as possible.

Councilmember Phipps said as far as the Steering Committee is concerned, seven people are going to be on the Committee?

Ms. Dodson said yes.

Mr. Phipps said and how are those names going to be chosen? Is it going to be something like we get a list of names as far as the Council is concerned?

Ms. Dodson said David Howard and I have spent a lot of time on this; the desire is really to be able to have the City Manager, the County Manager, the secretary, appoint these people, because again it is really the idea that staff people have the expertise that can work and answer the questions and provide the immediate feedback to that, then there is the one at large, what we see as community person that just addresses community needs but also had perhaps some expertise so it can be an outside developer or something like that. The ask on that particular person was that the Secretary of Transportation be able to do that but with the input perhaps from the Mayor or others around in the community of as to who that is.

Mayor Lyles said the way that I see it is that you have got three interested parties: the market place first; out goals; then the State's goals, and the staff committee to help shape some of the decision making. As we bring it forward, we will hear reports on a regular basis about it, and it isn't going to be baked, because we are going to be getting, I think, reactions to things as things move along.

Councilmember Winston said would this Committee report directly to the full City Council, or would it go to Transportation and the Planning Committee with the updates that they bring to us?

Mayor Lyles said I would think that it is anticipated to come here like we are doing it today.

Councilmember Bokhari said how were we going to insure that the RFQ and ultimately RFP are open and all interested parties get a chance to participate. Is that baked into the way that you are approaching?

Ms. Dodson said we actually have slowed down the RFP and RFQ process to make sure that one; we have a very thorough document that lays out everything that we can. We have talked about the work that is being done so far has been extensive outreach locally as well as nationally to development firms that we think could fit this mold of what we are looking for, then we have even talked about doing some national media efforts right before we roll it out.

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ITEM NO. 3: COMMITTEE CHAIR REPORT-OUTS

Transportation and Planning Committee

Councilmember Phipps, Chairperson said we did meet twice since we last gathered together and I would like to thank my committee; they know who they are on the committee. We met on August 27, 2018 and on September 24, 2018 and covered a variety of topics, the comprehensive plan being one of them, Transit Oriented Development Ordinance, Neighborhood Traffic Calming Policy and e-scooters. So, I guess that when you look at our topics, of course we have an update on the comprehensive plan and how that is going. A management consultant has been selected to guide our progress on that, and we have also had some good community engagement, as far as a comprehensive plan goes, and those things are continuing. As far as transit oriented development goes, they gave us an update on it, and that seems to be moving along. I have been in several meetings along with other Councilmembers on the eighth floor, I guess with the development community. They really get granular in terms of how they are discussing it, so I have been impressed with the kind of feedback that I have seen from that group. I haven't as yet heard from the grassroots neighborhood groups. I do not know if Ms. Eiselt has attended some of those meetings with the neighborhoods in particular to see how they are embracing the whole TOD concept, but those are moving along.

One of the most interesting things that we have discussed at our last meeting, specifically on September 27, 2018 was the Neighborhood Traffic Calming Policy, and it has been a

long time since we have reviewed that. So, we had staff to bring that before us, because we are thinking about tweaking it and making some changes to it. They informed us that under the current policy that we have added over 2,000 speed humps and over 350 multi-way stop locations, and they gave a comparison of how our approach is compared to other cities around the country, and we are still going to be getting some additional information from them as we move forward on how we want to structure any changes that we might make. Right now, we are looking to proposing to lower the thresholds and streamlining the petition process for speed humps and stop signs, and also, the staff is considering the possibility of lowering speed limits on our local, residential streets to 25 miles an hour, city wide, so that is something that we are going to be taking a look at too to help calm traffic in neighborhoods.

As far as e-scooters are concerned, we took a look at that, and looked at the statistics so far, and so far, even with the short period of time since May that scooters have been out there, they have already eclipsed our bike sharing program, but they do come with some controversy in terms of safety and complains that we have been getting from various sources. The City Attorney presented legal information about e-scooters, which currently are not defined in state motor vehicle laws, so we have 140,000 riders so far during the month of August on e-scooters, so they are very popular. I have not ridden on one yet; I know that my colleagues have ridden on occasion. They are very popular, very controversial in that we have some safety concerns that we are trying to address, but we also recognize that there are other parties, like the North Carolina School of Government, who has been weighing in on what they think about how scooters should be regulator. So, we are in the process of trying to do that, come up with some kind of parameters but being sensitive to what the General Assembly might want to do, because we think that anything that we do would probably have to at some point be coordinated with how they do it, because we could be spending a lot of work on this, and at the end of the say we might get nixed in terms of how the General Assembly acts, so this is an area that is a new thing that came for us but we are still looking at it and hope we will be bringing more clarity to it in subsequent meetings to come. That was that for the Transportation Action Plan.

Mayor Lyles said I am surprised that no one was curious about the reducing speed limits in neighborhoods to 25 miles an hour.

Mr. Phipps said the media has been curious about that. I have had occasion to have it done, even in my neighborhood, but in as much as the City maintains streets in neighborhoods, maybe they should have the right to do preemptive measures to try to lessen the speed limits in some of these places, but here again, the public would probably have something to say about that in some neighborhoods.

Mayor Lyles said it is now four minutes until five. Dinner is our there; we start Zoning at 5:30 p.m. Do you think that we could get food and come back in here in four minutes and eat?

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The meeting was recessed at 4:57 p.m. and reconvened at 5:02 p.m.

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Environment Committee

Councilmember Ajmera, Chairperson said this is I think the second or third policy item in our agenda. We are making good progress on the Strategic Energy Action Plan. During our September's meeting, we reviewed our Strategic Energy Action Plan, or I should say that we discussed the plan. Staff provided an update on the overview of that process, the timeline, the key milestones, and the completion. Also, staff shared the information on the grant that we had applied for, which was the Bloomberg Grant. So, we will continue to provide an update on where we are with that. Also, the Committee discussed the critical

role of the stakeholders in the process, and I know that several Councilmembers had expressed concerns around the procurement process, which is our internal process and how our strategic plan aligns with our procurement process to ensure that we continue to make purchases that align with our sustainability and resiliency goals. So, to give an example, the new bus purchases for CATS, how does that align with our sustainability and resiliency goal? So, we will continue to work with our internal operations to ensure that moving forward our sustainability and resiliency goals are also incorporated into our internal operations, and there were several concerns that were raised by stakeholders around insuring that we are spending enough time now to make sure that we get this plan right. It might be a scenario where we might have to spend more time in October, and it will come to full Council in November instead of October, just because we have so much engagement that still needs to continue to occur. We have had over 15 stakeholder sessions, and we are continuing to have more sessions with various groups from faith community to business community to environment advocates, but we want to make sure that we get this done right. So, as of right now, the Committee will review the draft in October, and we are planning to bring it forward to full Council in November for an adoption.

Housing and Neighborhood Development Committee

Councilmember Mayfield, Chairperson said I would like to thank my committee members: Vice Chair, Ed Driggs, as well as my committee members: Councilmembers Egleston, Harlow, and Mr. Newton. Unfortunately, Mr. Harlow is not with us this evening, so if you are watching, I hope that you feel better soon. So, hopefully everyone already knows that our committee reviews and recommends our policy related to comprehensive initiatives designed to create affordable housing and provide opportunities to align with creating great neighborhoods. So, since the last Strategy Session on September 12, 2018, what we have really been doing is going out into the community with our housing locational policy discussions. We have a total of seven that had been identified, and I am thankful that staff heard from and listened to the community and added additional meetings, but to give a little snapshot of the common themes that staff was identifying and hearing from residents is a continued desire for affordable housing to be dispersed throughout the City to help avoid concentrations of poverty; insuring that the policy works to help address the displacement and gentrification; of course the need for income diversity in neighborhoods; impact that development of multifamily projects will have on schools, which we talk about a little, but I think that we have an opportunity with both the Transportation Committee and the Environmental Committee to have some different conversations on that level. The revised policy and site scoring should be simple, transparent, and provide flexibility.

We also recognize that overwhelmingly, a lot of our community believes that the site scoring matrix is a good tool; we just may need to streamline it in order to make it even more accessible and flexible. We share feedback and concerns from the Committee to staff regarding that staff should consider going into more detail on explaining the methodology for the current areas to find as permissible and non-permissible and how the map is used when developers are seeking state, local, and federal dollars, again, trying to create more transparency across the board. Our committee also expressed interest on how staff plans to use the information gathered during these community engagement sessions. How are we going to use that to draft a new policy, and overall, the Committee truly expressed appreciation to staff for hosting the sessions, and we really do look forward to discussing the revised policy. We also talked about the targeted rehab program that the Committee moved forward and approved back in 2016. We will be getting another update, because there were some questions out of the report out, but I would like to make sure all of Council knows that from the original pilot, we chose historic Camp Green and Lincoln Heights as the two initial neighborhoods. Through the program, over one million has been invested in Camp Green, and over \$1.5 million has been invested in Lincoln Heights to help lower-income households improve their homes and for the residents to successfully be able to age in place. With the success of the program, thus far, staff is proposing that the pilot program is identified as an actual full program. Staff is going to be bringing back an update, because again what I shared is I know when I first approached both our now Director of Housing and my Assistant City Manager

regarding the idea and talked to my Co-Chair and colleagues, I had a different idea of the target program looked like. It wasn't that we are getting to do this little bit and move on. Sustainability is what helps to build a community, so now is the question of how do we expand? But I really want the neighborhoods to have an opportunity to be a part of the conversation and not just us choosing. We as government chose the first two areas, and we have seen the positive impact. We cannot just pull out of those areas immediately, but we also need to open up a way for the community to come in and make recommendations on the next areas that are being identified.

The Committee shares this feedback that we want to learn more about the affordability periods and the terms of the deed restrictions for those who received assistance. We also ask that staff consider where planned development is projected and determine future neighborhoods to work in, so when we are seeing investments, whether it is sidewalks or road widening or traffic calming, can we be a little bit more proactive? The Committee also requested information on a number of surveys that will return in comparison with a number of inspections done to determine if the properties were indeed eligible for the program, also suggested that staff to look at neighborhoods where demolition permits are being pulled to help determine the location for future targeted rehabilitation opportunities and the possibility of remaining, which I just mentioned, in the two current pilot areas and adding one to two newly recommended neighborhoods. Now, staff did recommend two neighborhoods, Washington Heights and Revolution Park. What I am saying is, I do not want this to completely be government lead. Council and staff identified the first two areas; we have to have a way for community, because different areas are seeing growth that there is an opportunity to have better community engagement, but Washington Heights and Revolution Park are two great neighborhoods, but right up the street from Revolution Park I have some other developments happening, so we are going to have some discussion about that. Because we have so much going on in the Housing and Neighborhood Development Committee, we are actually going to have two meetings in October, so our next scheduled meeting is going to be on Wednesday, October 7, 2018 at 2:00 p.m. in Room 280, and that is our regularly scheduled meeting, and what we will have is because of the work load, we have added this second meeting, and that will be held on October 31, 2018 at 1:00 p.m. in Room 280.

Councilmember Driggs said I would just note briefly, we have the location policy that we are talking about; we have this targeted rehab program, and we have our affordable housing framework. We need to make sure that we integrate all of the outcomes of those different processes so that they do not end up reaching different conclusions. So, I think that will come out of our conversations with LISC, but we need to onboard them.

Ms. Mayfield said exactly.

Mr. Phipps said has it already been decided that we are going to have a revised Locational Policy? I thought that was something that we were doing [inaudible].

Ms. Mayfield said nothing has been decided. What we are doing is going out into the community to actually figure out and learn the two questions: do we need a Locational Policy, and if so, how do we strengthen what we have? That is going to be, I am thinking Ms. Wideman, November when we come back, because I do not think that will be October 31, 2018 that we are going to have the recommendation on the Locational Policy. That will be the time that we come back, but right now, the questions that we are asking are those two questions. Do we need a Locational Policy, and if so, how do we streamline it, as well as make it as effective as possible?

Mayor Lyles said I have listened to a report recently that the School Board is actually looking at the task force on economic opportunity, and they have an index that they are looking at that can measure how economic opportunity can be done for schools in the surrounding neighborhoods, and I think this goes to Mr. Driggs' point that says we can have lots of policies and they can overlap and not accomplish what we want to strength of them all, so I just wanted to suggest that maybe we would find out if that is really an accurate thing by talking to the foundation staff, maybe have them come in, see what they are doing in regards.

Ms. Mayfield said and I know that Ms. Wideman is in a number of conversations that is looking at how these different silos are connecting. There are some conversations that are happening, but we can make sure that we reach out to make sure that we are a part of these conversations, because you are absolutely right, and my Co-Chair is right. We have to make sure that what we are moving forward is integrated and not in silos.

Councilmember Eiselt said with regards to the board policy around the locational, do we leave the door open about locational guidelines? Because again, as we get into our comprehensive plan, we want to make sure that whatever we do does not tie our hands when we look at planning in the comprehensive plan going forward.

Ms. Mayfield said I agree with you, because our language has a lot of powers, so I know that is being captured right now for us to look at the housing locational guidelines or housing guidelines, so that is something that I believe as a Committee we would not necessarily have a challenge with, but like I said, I invite all of you to join us at our upcoming meetings either on October 17, 2018 at 2:00 p.m. or October 31, 2018 at 1:00 p.m.

Mr. Driggs said I just wanted to say a premise for this whole thing was that we should be permissive and not prohibitive, and that is why we are taking this permissible and non-permissible idea and seeing whether a score card approach, which basically acknowledges various things that represent priorities for us can be used, and it doesn't draw those hard lines that then require wavers.

Intergovernmental Relations Committee

Councilmember Egleston, Co-Chair said we had a meeting today; I thank everybody who attended. We are working on, and Mr. Bokhari will touch on our legislative agenda both for Raleigh and Washington. Mr. Winston today brought in an issue that was something that he had been looking into around slumlord policies/legislations. What tools do we have, and what tools might we need that we do not have to make sure that we are maintaining a certain level of living standard for people in different apartment complexes. It was prompted by but certainly not limited to what we have heard about Lake Arbor. Ms. Wideman came and discussed a little bit around some of the tools that we do have and what we might seek, but we are going to get more of an update on that at the next meeting which will be two weeks from today. In two weeks, Ms. Eiselt will be coming to talk about another issue that she would like to bring forward as a possibility for the legislative agenda, so you have the opportunity now and will for the coming weeks to bring those issues forward and present them at the committee, to have them included on the legislative agenda, and we hope that you will do it. I will ask Dana and Jason to please send out to the full Council the calendar that was presented today that offers a lot of opportunity for members of the committee or members of the full Council to engage with different other elected officials and elected bodies. We would encourage as many people as possible to take those opportunities to help strengthen some of our relationships around the community and state.

Councilmember Bokhari, Co-Chair said I also would like to recognize our other committee members, which Co-Chair failed to do: Mayor Lyles, Greg Phipps, and James Mitchel. Everything that Mr. Egleston said is absolutely right. Today was a great opportunity to dig deep, our first from an issues perspective that are going to make their way into the agenda. The only thing that I wanted to add to what he said at a higher level is, it is very important for those of you who have not given us feedback yet come to Mr. Egleston or myself, or Dana or Jason with staff and just give them your ideas and concerns, the things that you want us to consider for the legislative agenda so it is comprehensive, and we mean that both from each of the Committees. So far, we have gotten referral ideas from Economic Development, from HAND, and from Tap, and then we have a few others that we need to work with to make sure if there is anything relative to this process there is all going to come out of those other committees, then just to you as individual Councilmembers. That way, we will have enough time leading up to the meeting in two weeks for staff to do a little bit of research, to come present to us what

they found for us have a dialog and we will then understand what will make it from that parking lot into the ultimate process where we all weight in and makes a formal legislative agenda, and that is when we will come up with the strategy to make sure that we do not catch any partners off guard, we push aggressively, and we get as much done both in building relationships and bringing back solutions for Charlotte as we can.

Economic Development Committee

Councilmember Mitchell, Chairperson said first of all I would like to introduce my Vice Chair, Ed Driggs, Mr. Harlow, LaWana Mayfield, and Matt Newton. Thank you all who attended our retreat. We need to go back and thank everyone who was here on August 16, 2018. We had a very good retreat, very lively. Special thanks to Mayor, Ms. Eiselt and Mr. Winston and Mr. Bokhari for attending and giving us good feedback. So, some of the highlights you can see from the retreat would be there on October 25, 2018 at our new meeting to talk about our visions, or plans and some of the take away.

On August 27, 2018 and September 24, 2018, we spent a lot of time taking the good faith effort in our Charlotte Business INClusion. In her absence, I would like to thank Nancy Rosado for doing a lot of heavy lifting, Tracy thank you for Nancy, hearing the discussion along the Committee members and really acting upon them. Last but not least at our last meeting September 24, 2018, we had Ms. Ajmera and Mr. Newton's most famous project, Eastland, so the Economic Development Committee supports a recommendation from the staff to develop a team of Eastland/Crosland, and on October 8, 2018, we will be meeting at 12:00 noon to talk more about the share cost due diligent, great conversation from our Vice Chair Councilmember Mayfield about some things that we need to continue to flush out, because I want to put this on your radar. We are going to have more discussion on October 8th, but we are going to bring to the full Council October 22nd.

Mayor Lyles said are you bringing Eastland?

Mr. Mitchell said yes.

Mayor Lyles said and what is it going to say?

Mr. Mitchell said it is going to be our due diligence with the two developers that staff recommended and the ED Committee supports. So, October 8, 2018 at 12:00 noon and October 25, 2018 at 12:00 noon and City Manager, I apologize. We set your meeting prior to reading your memo. So, I will not violate it in the future for not having meetings on Mondays.

Marcus Jones, City Manager said only at lunch time.

Mr. Mitchell said only at lunch time, okay.

Mr. Egleston said I am trying to confirm now; the e-mail that was sent out to everybody today said the October 25th meeting was rescheduled to October 8th, so that would be in lieu of the 25th. Are you saying that you are having both?

Mr. Mitchell said there are two meetings, because October 25th is really going to be about our vision and everything from the retreat. We have not brought that back to the ED Committee, and John, Martin, and Tracy have been working extremely hard to work on that document.

Mayor Lyles said that is a good point, because one of the things that I wanted to say before we started or I was going to say at the end is that I cannot believe it is October, and if you start thinking about January is the date for our Retreat and hopefully we can get it started pretty early, that it is time for almost every committee to look, and especially for the newly elected members or people serving in their first term. I remember, there were a lot of comments about the idea of what is this Retreat and what are the focus area plans? What does it really mean? How do committees work? All of that and now we have been at it for a while, so I would like to actually ask each committee to begin to think about

October and November, and I know that December will probably likely only have two meetings, but January for our Retreat that we actually would come back with our focus area plans in December, and I say that it is really important because one of the things that when you look at this and you have years of experience, are they workable? Are they long-term visionary enough? Are they really leading us in the direction that we say our vision is going to be, or are we dealing with day-to-day problems that we cannot seem to figure out how to solve, or is it a combination? I think that again when we look at what we are known for by other organizations and our website and all of that, we are known for having something more in place than the day to day, and these plans are those ideas, and maybe we have done too many ideas under each plan or too many of the focus areas. If you think there ought to be a change, I think that is something to really look at and suggest, but I actually would like for each committee to examine what is going on in the Committee and connecting it to the focus plans but writing the focus plans that guides you in a really good way around a vision, so when people say, how did this get assigned, it is because you are accomplishing the bigger picture. If it is not accomplishing that, should we be spending that much time on it? I am really glad to see some of the economic development policy work being done, because often economic development just had a list of projects and it was just like the staff would be working on them and they would repeat them to you guys, and you say maybe that period ought to be behind this sentence. I am saying this in extreme example, but it is something that we could accomplish more of what is out there. I think about the investment in Bojangles, The Links, and Ovens. What is going on in Mora, and do we have a plan around that, and it is an economic plan to leverage that one \$15 million in investment. So, are we talking about the things that if you said five years from now, I would be able to see something that we put in place today. We are going to ask you to begin to do the focus plans now, October, and be ready in January to say if we put all of this together and going back to the Charlotte Vision Statement, something about we can all work together to build on and do that we have a really good place in the future.

The Comprehensive Plan under Planning is probably one of the largest tasks that we can tackle, and yet it just kind of came up and now that it has come up, what are we actually going to do and see with it? Those are examples. We have a lot of really good work, but I think especially for people that- Mr. Winston, you often talk about, let's update government. Well, this is a time to figure out what are we going to update? It is not necessarily, as I would say how often we get elected or those kinds of things. It is kind of like, what is effective for the citizens in this community that is workable? What are our positions? That is where I think we ought to be, and we have a year under our belt. Let's talk about where we want to go over the next 12 months.

Mr. Bokhari said I could not agree more with you. I think that it is the right time to do that. The only question that I have goes back to some of the conversations we had at the ED retreat, which is one of the flaws that we have, is that we operate in these verticals. How is it that we are going to change this process now to infuse either the beginning or the beginning of the middle, that level of horizontals that cuts through ED and Housing and Transportation and Environment so that we do not fully bake out presentations in January that are simply in silos disconnected from one another?

Mayor Lyles said I know that a lot of times we feel like we are wedded to this. I really feel like we ought to be wedded to what we do to operate best. So, how do we do that is a good question.

Mr. Jones said I also would like to commend the ED Committee, because that is becoming the test case for how we can break through the silos, so if you go back to what is going on in ED, it is really across the entire organization, so if it works well in that Committee, it is a great opportunity to do something totally different system wide.

Mayor Lyles said and how do we know what that is I think is Mr. Bokhari's point. We cannot go in January and say we have all this great work and now we are going to do it. We have to do it now, so my suggestion would be that the Chairs get together and start talking about it, and if the Manager has models in other places that are doing this well- We always talk about Seattle. We talk about San Diego. We talk about Dallas. They may

not be doing it as well- Austin, but if they have a way to integrate strategies towards vision, that is what we need to be thinking about.

Mr. Winston said since the topic was brought up and we are getting close, would it be prudent to consider forming the Retreat Committee sometime soon to create a process behind what we are talking about right now?

Mayor Lyles said well, I think that would again kind of do a silo. I was kind of thinking of the substance now. The Retreat Committee, we will have an ad hoc committee to try to talk about where, when, how, facilitation, location and all of that, but I really think that the wisdom of this group is not around the Retreat. The wisdom is around the work that is being done, and I really think maybe each committee chair or however they and to choose the participation, it is time to start meeting with that, but that is just one idea. I would ask the Manager to bring us back some models of discussion that might work; maybe a facilitator is needed. I am not wedded to anything. I think that it is time. We are not going to get to our Lake Arbor report or Community safety.

Mr. Winston said I just think the Lake Arbor subject is pretty important to the community right now.

Mayor Lyles said I do too; that is why I asked for it, but I am a little bit tired of not knowing enough but also having other people think they know more.

Mr. Driggs said if the Chairman of the Committee will permit, I think it is worth mentioning to Council that in Budget and Effectiveness, we did look at the subject of four-year terms. We were briefed by the attorney. We looked at practices in other cities. We have not reached a conclusion in committee yet, but I think that there has actually been some media attention to that, so I wanted the whole Council to know the conversation is taking place in that Committee.

Ms. Eiselt said I do not recall thought that there was a follow-up of as to when that would be discussed again.

Mr. Phipps said at our next meeting.

Ms. Eiselt said which is? The problem is that there wasn't a majority of the Committee there, so I hope that-

Mr. Phipps said it was referred to the Committee, and we did not have a full committee present. We had two members missing, so we received what we did from the City Attorney and staff as information first, but it is coming back to us at a subsequent meeting, hopefully the entire committee would be there to engage.

Mayor Lyles said you do not have a date.

Mr. Phipps said later this month, in October.

Mayor Lyles said they do not have a date yet.

Ms. Ajmera said my question goes back to what was presented by the Chair. So, you said there is a next meeting that is going to be on Eastland redevelopment. So, you had mentioned about due diligence. Could you just elaborate on that? I thought that was done before staff had recommended a developer for us to move forward with.

Mr. Mitchell said no.

Mr. Driggs said I just want to point out the Committee decided in principle that we wanted to work with Crosland; however, we are also asked to authorize the execution of an agreement, and we did not have information about the terms of the agreement, and there was also a suggestion about cost sharing and no amounts associated with it. So, we

asked for a term sheet and more detail on that while agreeing that we would work with that partner.

Ms. Ajmera said okay, so I guess that due diligence in terms of the infrastructure of Phase 2, not necessarily going back to looking for developers again.

Mr. Mitchell said no; do not do that to me.

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LAKE ARBOR APARTMENTS STATUS UPDATE

Pamela Wideman, Neighborhood and Housing Services Director said thank you for the opportunity to provide another update on Lake Arbor; since the last time that we reported, each of the housing units in the entire complex have been inspected by Code Enforcement staff. There are currently 57 cases brought into compliance. We are expected to re-inspect, and six more units are scheduled to be brought into compliance tomorrow exactly. We have addressed all of the emergency code violations. You guys have heard recently over the weekend I think about mold being there. We do not test for mold. We have requested the independent inspection. That was done. We have not been able to receive that, so we have no evidence of mold being there. That is not to say that none is there. That is not one of the things that we test for under minimum housing code compliance. That is consistent with what other large municipalities do in North Carolina. A lot of this information is in your packet so perhaps if you all have specific questions, maybe I can take those and report out on them.

Mayor Lyles said do you have the photos of what we have been doing?

Ms. Wideman said we did not come prepared Mayor to bring any photos tonight, but we can share those with you. We do have those photos.

Mayor Lyles said I think that it would be good to send those to us online to e-mail.

Councilmember Newton said I appreciate all your work on this Pam, and I appreciate you reporting back, letting us know all that Code Enforcement has been involved in, the number of open cases that still exist. I wanted to ask, I have happened to receive an invitation to just swing by the complex last Thursday night, and I wanted to ask what code violations, if any, would pertain to inadequate lighting? That really stunned me to see the number that was absolute pitch dark spaces throughout the complete, even within the stair wells leading up to units, and I just see that and had one young lady tell me that her house had been broken into twice. I see that being fertile ground for the possibility of crime, and at the same time too, just regular physical safety, young folks traversing the stairs. I wanted to ask too, I hope you got my email where there was one unit that had a portion of a wall that was missing for a month and a half plus. I would assume that would constitute a code violation to not have a wall within a unit. I just wanted to ask for any elaboration or response pertaining to that.

Mayor Lyles said did you give her the unit number?

Mr. Newton said I can get that to you.

Mayor Lyles said I think that you have to give more specifics on that. If you will give her the unit number and she can check what the lighting is. Let's make a list of these things if you have specifics, she can get the inspection done.

Mr. Newton said I think that I can get you the mold information too from that one unit that we had seen an email about whether there was a substantiation on that.

Mayor Lyles said mold is not under the codes so we cannot.

Mr. Newton said I think that the question existed thought, right?

Mayor Lyles said I asked if there was mold and that people had asked if there were mold and rat and insect infestation, but we can get that later,

Councilmember Phipps said I wondered did we find any evidence of rodent infestation.

Ms. Wideman said we did not, and the only thing that, I will just close with, is the unit that the pictures you all sent, Mrs. Flemming, we have offered relocation assistance to. She was one of the eight people that we offered relocation assistance to.

Councilmember Bokhari said you made a general statement of 50 some units that have been brought into compliance. What definitional do you mean by that? Was it something that was done to bring them into compliance or you did a review and now we are done with the review? I just want clarification.

Ms. Wideman said things were done, either by the property owner bringing them voluntarily into compliance or we contracted to have them brought into compliance. They have hired a general contractor out there.

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ITEM NO. 4: CLOSED SESSION

There was no closed session.

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ADJOURNMENT

Motion was made by Councilmember Ajmera, seconded by Councilmember Driggs and carried unanimously to adjourn the meeting.

The meeting adjourned at 5:40 p.m.

The City Council moved to the Meeting Chamber to hear Zoning Hearings that were continued from September 24, 2018.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Length of Meeting: 1 Hour, 35 Minutes
Minutes completed: November 1, 2018