

The City Council of the City of Charlotte, North Carolina convened for a Business Meeting on Monday, October 26, 2020 at 4:06 p.m. in Room 267 of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Councilmembers present were Dimple Ajmera, Tariq Bokhari, Ed Driggs, Larken Egleston, Julie Eiselt, Malcolm Graham, Renee Johnson, James Mitchell, and Braxton Winston II.

ABSENT UNTIL NOTED: Councilmembers Matt Newton and Victoria Watlington.

Mayor Lyles called the meeting to order and say we have someone that is having a special day and we wanted to make sure we acknowledged it. Let's say to Larken Egleston; Happy Birthday to You.

I'm glad to say that tonight's meeting is being held as a virtual meeting in accordance with the electronic meeting statutes, the requirements of notice, access, and minutes are being met. We also want to say thanks to the public; if you would like to view this meeting you can do it on the Government Channel, the City's Facebook page, the City's YouTube page.

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INVOCATION AND PLEDGE

Councilmember Bokhari gave the Invocation and the Pledge of Allegiance was led by Councilmember Driggs.

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ACTION REVIEW

ITEM NO. 3: CHARLOTTE MOVES UPDATE

Mayor Lyles said during our January Retreat we talked about the idea of transportation, we talked about transit, we talked about transportation, we talked about infrastructure and all of us are familiar with the Charlotte Trail discussion. As a result of that meeting the staff, and I wish I could say that I was as smart as some of the folks that work here, but the staff actually put together all of these efforts in the way that we look at it differently, that we are talking about mobility around our City. After great persuasion, and a lot of planning for what we were trying to accomplish, which was something that we would be able to make our City in the future better for transportation and mobility, Mayor Gantt agreed to lead a Committee that all of you have appointments for about 25 people and they were sidelined pretty quickly by COVID (mild to severe respiratory infection caused by the coronavirus) pandemic. After a while, just like us, as Chair Mayor Gantt basically said we are going to start, and we are going to begin our work and they have been meeting on a regular basis since May. Taiwo has been a major staff resource, but I think many of you have people that have given you feedback, they are in touch with you about the work that has been done, it has been available for public comment. Every meeting has a session on public comment, but they are getting to the place that they are almost prepared to provide some recommendations to us. We are honored and pleased to have the leadership that you have provided Mr. Gantt and invite you to our podium to go through where we are with our Committee of Charlotte Moves.

Harvey Gantt, Former Mayor of Charlotte said first of all good afternoon everybody, it is just good to see you and I'm here tonight on behalf of the Charlotte Moves Task Force. I know you've heard about us having these meetings and you've probably been wondering about what we were doing. I'm here to share a little bit of that with you.

Councilmember Newton arrived at 4:13 p.m.

When Mayor Lyles asked me to Chair the Task Force, I was really moved by the seriousness and the vision of this Council that they had to look at the issue of mobility holistically across the entire City and perhaps even the whole County. The moment in

time felt different; it was timely for this issue to be examined thoroughly and I was excited that the Mayor asked me and gave me the privilege of being the Chairman of this Task Force. This time is especially right because you are developing the City's first Comprehensive Plan since 1975. A footnote here, I was the only one in this room that was here when that got approved. I was serving and sitting where you were sitting, so I'm amazed that you have not had a Comprehensive Plan in 45-years. So, this is a very significant and signature point in time. How that plan ties in with mobility is very, very crucial. The Task Force is a great group, and you heard the Mayor say, I want to thank you all for appointing some very sincere and diligent participants, and they come from all over the City, every Council District, and places outside of the City itself. And all of that is good.

We have been engaged in debate, in the discussion, and all of us universally learning more about our City and our transportation. I expect that the debates will continue and intensify as we move closer to making a recommendation to this body and to the Mayor. In Mayor Lyles' letter to us in February of 2020, our charge was laid out clearly. One, to examine our existing and adopted Transportation Plans and to use them to identify a network of future transportation projects that provide a bold vision for the future of mobility in Charlotte. We've been referring to that network of future projects as the Transformational Mobility Network. That is a mouthful but get used to it. Transformational Mobility Network.

In addition, we were asked to examine different funding and financing options, including both traditional and new tools that might be used to support the implementation of the Transformational Mobility Network and be a basis for a voter decision in the future years, perhaps as early as 2021. Taking that charge at this point, we move forward, and we know that the backbone of the Transformational Mobility Network will be the critical transit projects outlined by the CATS (Charlotte Area Transit System) 2030 Transit Corridor System Plan. We also know that supporting other forms of mobility, such as walking, biking, greenways, buses, and automobiles will be crucial to create the kind of complete mobility network and affordable transportation choices that our region needs to be successful.

Now, this group didn't start from scratch. In fact, we started off by reviewing existing Council adopted plans that make critical walking, biking, and transit connections and reviewed your goals to become a sustainable low carbon City. The Transformational Mobility Network will be a composite and a reflection of all of those previous plans put together. In addition to examining our existing transportation plans, our work has been informed by past community engagement efforts as well as recent surveys of our residents' transportation preferences, their attitudes, and their behaviors. We also have the opportunity to learn from the successes and failures of similar mobility efforts in peer cities like Austin, Texas, Nashville, Tennessee, and Broward County, Florida.

We are working toward a final resolution or memo that we will deliver to Mayor Lyles and all of you in December. We envision that memo will be organized into three parts. A Statement of Need describing the unique mobility challenges that we will face; is the first part of the report. The second would be our Future Transportation Strategy, actually a visual and written description of the Transformational Mobility Network itself. Then the final element will be the recommendations around the funding and financing tools to implement the network. At this point we do now know that the network will not be – well, we will put forward all the details of this cost estimate for this system that is going to come from your wonderful staff Mr. Manager, Taiwo and Kelly will tell you some about that later in the meeting. But we do know that the cost estimates, we don't you to be totally shocked by it, but if we are talking about something transformational it will cost money. It will cost us something, but we can't afford not to be bold and if it is going to be bold it is going to have some cost associated with it. We do know that you have to make an investment to make this work.

While the work of the Task Force will conclude in December, that is the formal meeting of the Task Force, the Charlotte Moves efforts will continue through the ongoing Strategic Mobility Plan that the City staff is working on for your future consideration. The Task

Force, however, will remain engaged as our work can influence and guide the process. That is, we will hang around just in case you may need some reference point of issues to discuss.

As far as what you do with the Task Force recommendation, it is our hope that you will take our eventual recommendations and the body might move them forward in only the way you possibly can because you are the governing body. Now, I'm going to ask Taiwo if he will come and work through a more detailed update of the Charlotte Moves effort and I look forward to taking any questions you may have at the close of this presentation. I also look forward to coming before you again with the final recommendations for what the network will look like and what we think it will ultimately cost and proposals on how you might finance it.

Taiwo Jaiyeoba, Assistant City Manager said thank you so much, Mayor Gantt. I just focus my presentation on a number of things that Mayor Grant already alluded to. I'll start with the Mission Statement of The Charlotte Moves Group. Before I get to that he already covered this, and I just want you to see the map of the distribution of everything you see here. The yellow dot indicates where the Task Force members came from, including the ETJ (Extraterritorial Jurisdiction) extraterritorial jurisdiction. And a number of you actually suggested who will be on this Task Force, so thank you.

The second part of that paragraph is really the focus in terms of the Mission Statement that this Transformation and Mobility Network, we started with that in mind. Whatever it looks like, should be an integrated system of travel options within our City and County. Transit bikeways, sidewalks, trails, and streets to support a sustainable, connected, prosperous and innovative network for our City. But it's not about moving people. It's also about connecting people to jobs, connecting people to housing affordable, connecting people to amenities, and wherever it is they want to go in the community.

You have in front of you tonight, this document, a State of Mobility Report, which we generated as a result of the Task Force deliberations over the last several months. And in that report is very readable, it's easy to go through, it's a lot of graphics, but it does a number of things. It compares us with about four other cities in the country, Denver, Austin, Minneapolis, Nashville, and as far as mobility is concerned, we're not doing that great as a City. And so, when we're asking ourselves what is our why do we need to invest in a signature network like this? That State of Mobility Report really spells that out for us. For example, almost 77% of our residents drive single-occupancy vehicles. That is not necessarily unique to Charlotte, Nashville is in the same mode. But if you want to continue to compete very well for jobs, we definitely need to improve that in terms of what that split you look like.

You might also be surprised to see what you see what's there on the top right-hand corner, that 100% of fatalities, serious injuries, crashes occur on just 10% of our streets. Imagine investment in that 10% what it would do to people being able to move around. But when we also compare ourselves to these peer cities, we found that in terms of equity, we are not doing very well as a City. And you notice that about 48% of people who live in the Arc or the Crescent actually spent more than a quarter of their money on housing. So obviously transportation impacts housing and a lot of our people are burdened, but those you live in the Wedge spent much less than that. I will not go through the report with you, I'll let you read through the report, but very well put together and a result of the conversations that the Task Force has been having over the past several months.

So, what does this Transformation Mobility Network look like? I go through six slides that will show you what we've been talking about. The first one has a rail program. The rail program includes the Silver Line within the County. It includes the Gold Line, Phase 3, it includes the Blue Line Extension to Ballantyne and includes Red Line to North Meck. But we know that rail is not going to go everywhere. 80% of people who use our transit system today rely on the bus network. And when our bus network is not fast, it is not frequent, then it's not reliable. Most of the people what they are asking for when you think about your bus network is frequent, is it fast, is it safe, is it reliable? If it is, then we will use it.

We're not going to be able to invest in rail on every corridor, but we can improve our bus transit system to be able to carry people throughout our region.

The third bucket is the Greenway System, and some of you might be familiar with Atlanta Beltline, which is really a signature project as well. I had the privilege of being part of the team to manage that some years back, but we have something similar here in terms of our Cross-Charlotte Trail. But we also have the Carolina Thread Trail. And somewhere here we need to create what I call a superhighway of trails that offers people the opportunity to be able to use it whenever they choose to, even if they don't use the transit system. And then an investment in a bicycle network is very critical. And we feel that by the time this is all done, if we had about 75 miles, additional miles, for our bicycle network, it was to put us below some of the comparable cities like Denver or Seattle. But it would be much better than where we are today with regard to bike-ability.

The fifth bucket is pedestrian walkability. This is really more about the first mile, the last mile in terms of missing sidewalk gaps, that is missing sidewalks that we have today. If we were to account for those gaps in our sidewalks, we improve the ability of our people to be able to move around without having to drive. But safety is always the number one consideration. And also, if I can't get there when I leave my house. The last bucket is the roadway network, we will not be able to stop people from driving. But how about people drive in a smart way, how about people drive in a way that's environmentally friendly? How about people drive in a safe way? So, it's not about expanding the road network, but improving the road system, making repairs to our streets, potholes, curb, gutter, sidewalks, all those things associated with the roadway network. The three-light blue areas you see there are areas where we believe that we need to invest in congestion mitigation. That is Steele Creek, that is South Charlotte, that is the University City Area.

Making investments in those areas in terms of improving intersections will go a long way to achieving that transformation that we need in our system. Mayor Gantt mentioned that back in July we invited the CEO (chief executive officer) of Nashville Transit Authority, we invited the person managing the project connecting Austin, as well as the Director of Transportation from Broward County. And there were some lessons that we learned from them. For tonight, I will focus on Austin and Broward County. Broward County two years ago went to the voters and put a \$15 billion referendum on the ballot to cover 1,100 mobility projects. And they won 60% to 40%, but that was because they also had a why, there were changing needs. Transportation became very important for them in order to be able to make Broward County more competitive and more equitable.

Austin is going this November and they have about \$7 billion, I believe, on the ballot. And we're paying close attention to them as to what they're going to do, and by next Wednesday, we will know what the result looks like. But in addition to that, we have other cities like San Antonio or counties like Gwinnett in Georgia that lost last year but decided to go again this November. And very important that as we continue to position ourselves to compete, we need to pay attention to what some of these collegiate communities are doing. So, the question then becomes, what's our why as a City? Our why, we know that Charlotte is changing, we're the number one in the country for baby boomers, we are top five in the country for millennials. Last week I believe US News Report has us as the sixth most desirable place in the country for people to move to. So, we know that Charlotte is going to continue to grow. And as we grow, there will constantly be changing needs that will be outpacing the implementation of our transportation plans.

The 2030 Transit System Plan that I shared with you was adopted back in 2006. That was a long time ago. The Transportation Action Plan was adopted about five years ago as Charlotte Bikes and Charlotte Moves and Charlotte Walks were adopted in 2017 and a Strategic Energy Action Plan was adopted about two years ago. So, if we don't do something about these plans they will just continue to be there and need to continue to outpace them. But [inaudible] about Charlotte's ability to be able to advance rapid transit investment, we will not be able to do that unless there's a significant investment in that or a new revenue stream. And we need to be able to position ourselves to compete successfully with a significant investment in mobility infrastructure. We know in past depressions when economies are going down one way that the government has often

tried to steer it is buying an investment in transportation infrastructure because of the jobs, direct jobs and indirect jobs that transportation creates. And we definitely need to increase our multimodal investments in order for us to get there.

So, while we've been walking through this, we also did some survey, we did a survey from the City, what we call a public survey in the month of August. And the purpose of that was to really at least help us determine whether people still have the appetite for public transportation during this coronavirus period that we are in. Because we read in the news, we hear a lot of people will not use public transit again, but we took away a number of things that no, that's actually not the case. Eighty-one percent of the respondents out of 1,200 said they would still like to travel more by all the means of transportation outside of driving. We also found out that the top six priorities to our residents are, give me a safe and protected bike lane, for example, make sure equity is addressed, improve connections, sustainability is key. We continue to prosper as a City, but let's have access in order was upward mobility and then innovation. But it wasn't enough. We also wanted to do something that was statistically relevant, so we have a relationship that really helped us to have ELG to conduct our poll in private polling with about 501 registered voters in four counties, Gaston, Mecklenburg, Union, and Iredell. And so, we conducted those interviews also in the month of August. And the results were 84% of the respondents agree that having more transportation options is important. Over 70%, almost 80% actually said support and expanding the number of local transportation options, and 75% would like to see more transportation options like buses and light rail. But that was before we came up with the cost estimate.

The whole idea with this polling was to determine the appetite for use using public transportation. Now that we have some idea with that estimate is that we are going to share it with you tonight. We have another polling that's coming post-election that will focus on five groups that we are going to be asking them questions about in Charlotte and Mecklenburg and in the surrounding counties as well. And we'll come back to you with the results of that. I have no doubt that will affect these numbers that you see there because when you start asking people, it's going to cost you so much, and this is these are the options, obviously, that will change in terms of how they respond. But I don't know, I just assume, but we will get there when we get there.

So, what's the cost and funding before we get to the numbers again? Mayor Gantt also indicated that the Task Force had two assignment's one, develop a Transformational Mobility Network from all the City adopted plans, but also develop a funding strategy. That strategy essentially is to say, what does the scale of the program look like? What will it cost? Who do we need alongside us to work with us? And what will that estimate look like? Then at some point, the Council will have the responsibility through the Manager's Office to work on developing a financial plan for that purpose. So, this is the scale. It is essentially looking at all those maps that I shared with you, I also have in the back room the poster boards with all these maps. Again, it has the rail program which includes the Silver Line within Mecklenburg, Gold Line Phase 3 to Beatties Ford, and to Eastland. It has Red Line to North Mecklenburg, it has Blue Line to Pineville and Ballantyne.

And then you have all the bicycle network, the bus route, and greenway. It just has to be of a scale that is transformational for our community. But when you have such a scale, you also definitely need the right partners with you. We have had success in this region with our Blue Line where we have had the federal government participated by over 50% contributions and state government participated by about 25%. Maybe those numbers will change in the future, but we believe that we will have to consider both federal and state as partners in this effort as well. And so, based on what we know today and influenced by the 2030 Transit System Plan and the Transportation Action Plan, we believe that our program, the vision of that program will be an estimate of \$8 billion to \$12 billion dollars. That is not necessarily different from what we see are competing cities. When Nashville went almost two years ago, they were looking at \$9 billion. When Austin goes this November, they are looking at \$7 billion locally, and when Broward County went two-years ago, they passed with \$15 billion over a three-decade period.

Now, it's important that I identify those partners first so that, you know, that we are not talking about this is something we have to do locally by ourselves. So, we are assuming that the federal piece of this will probably be about 40%. In the past, we've had 50%. But, worst-case scenario, we think we may have 40%. The state in the past contributed about 25% towards transit. That is the rail program was assuming that will go down to about 10%, so essentially 50% of this that will be contributed towards the rail program will actually account for \$4 billion to \$6 billion. Now, the reason why I'm talking about the rail program is because is the bulk of this investment. You've been able to implement, this rail program that you see on the map is going to take significant investment. The others might as well, but we understand that the rail program forms the backbone of what we need in order for us to be able to have something that's transformational.

Not only did we come up with that, but we also started having a conversation as to how do you fund this. And we know that there are different ideas out there, but we also wanted to be careful that a program of such a scale, we cannot just rely on, for example, hotel tax or motor vehicle tax and some other commodities. And so, we are looking at and Kelly will join me at some point when you have other questions to answer some of those, but the options will really be largely focused on dedicated sales tax, transit sales tax, and dedicate a property tax. Now, when we come back again, we're going to the Task Force on November 10th and we start to put numbers to this, but I wanted to give you an idea of what that looks like. There's got to be guiding principles behind this. We do know that you have all the resources that may be such as P3 or motor vehicle license or transit advertising, that would generate something, but not of significance that it would help you to build the type of program that you want. And so, we're looking at setting guiding principles such as let's look for new funding sources while protecting our fund as a City. We are also looking at what are the other communities, other cities did. Outside of this meeting today we've been meeting with Mayors of all the Towns within the County and will continue to have that meeting with them over the next month. But that's really what I wanted to share with you today. And I'm sure that you will have questions for us, and I'll be happy to answer them. But Kelly will also join me to answer some of the ones related to finance.

Mayor Lyles said thank you very much Taiwo, thank you, Mayor Gantt. I think we are going to have some questions. Mayor Gantt, I think if you turn on that button for your mic and it's green, that means your live. And I have first Mr. Mitchell, followed by Mr. Eggleston.

Councilmember Mitchell said Taiwo, just information for me, you went through Broward County, Austin, Texas, what they put on the bar; can you share those numbers again. I agree with Mayor Gantt, we've got to make a true investment if we want to make sure our City continues to be the sixth city that everybody wants to relocate to. Can you just share those numbers again, please?

Mr. Jaiyeoba said Broward County, Florida, \$15 billion.

Mr. Mitchell said \$15 with a B?

Mr. Jaiyeoba said billion, yes, over a 30-year period. That was the number of sales tax, property tax, and all the things that it could be in Florida. And then, Austin is going this November, actually next week, Tuesday are proposing a \$7 billion investment.

Councilmember Eggleston said Mr. Mayor, thank you for your service, your willingness to continue giving your time to this community is much appreciated and really important. Taiwo, one specific question full on the weeds, but on the sidewalk slide that you had up there, it was the map with the red dots on it. I can't read that really well, but it says 18 new mobility hubs down near the bottom. Have we identified in terms of mileage, how many heavily trafficked corridors we have or priority corridors, whatever we want to call them, that don't have a sidewalk on either side of the street?

Mr. Jaiyeoba said yes, we do have that number. It is in excess of 2,000.

Mr. Egleston said there is an excess of 2,000 miles worth of streets in this city that don't have a sidewalk on either side.

Mr. Jaiyeoba said yes.

Mr. Egleston said does that include low traffic, dead-end neighborhood streets?

Mr. Jaiyeoba said that is mostly thoroughfares.

Councilmember Watlington arrived at 4:43 p.m.

Mr. Egleston said so it is not even including some of the residential streets that also don't have sidewalks. I think that not that you don't already know this, but I think that is something we've got to put more attention on too, because while it is a lot more high profile to discuss the Silver Line. If we are asking people to walk to a bus stop, walk to a light rail stop, walk to anything and we still have, it wasn't but just a couple of years ago that we had a young person killed on West Boulevard in an area where there is no sidewalk. Streets that don't have it on both sides, but many streets that don't have it on either side and we are asking people to either walk far too close to traffic or we are asking them to walk through high grass and mud and then stand oftentimes on a tiny little concrete pad at a bus stop that there was no sidewalk to get them to, I think not only hurts from a safety perspective and after adopting Vision Zero, this is probably our biggest hurdle to Vision Zero. But also discourages people from wanting to use the bus regularly, or to walk to a store in their neighborhood or to walk to light rail or whatever. I hope Mr. Manager, as we look forward, I know we've done a lot and been more aggressive on this than in years past of late, but I hope we will continue to make this as much of a priority as all the other higher profile stuff we are doing around mobility. I think this is kind of the gap in our system and the gap in our City that maybe doesn't get as much attention except for the people who suffer from its lack of completeness.

Marcus Jones, City Manager said Mr. Egleston, I agree with you so I will remind the Council that in the 2018 bond, you doubled what you've set aside for sidewalks from \$15 million to \$30 million and you have this emphasis now on the high injury network as well as Vision Zero. As we move forward to the 2022 bond, the 2024 bond, and the 2026 bond where we haven't populated those, these are the conversations we'd like to have about what the priorities are of the Council.

Mayor Lyles said I think that is a really good point. On-Page 24 of the book, it says there are 1,800 miles of sidewalk gaps in the Pedestrian Program. That is the big question; when do we stop talking about gaps and get the work done so that we are starting with a complete City of mobility and we are able to keep up with our growth and our economic development? That is just an example of what we are trying to ask of our community, is it time for us to protect the opportunity that we've created for growth, but also allow for us to invest in what needs to be done right now?

Mr. Egleston said can I put a 10-second bow on that? I'm glad you drew my attention to that page, and it is staggering, and I think worth shining a light on. Households in the Crescent with access to sidewalks, 41%. That should be all the motivator we need to continue to make that a very high priority.

Mayor Lyles said if you thumb through this, that equity question is on every step of the identified needs. So, we are going to go ahead and continue.

Councilmember Driggs said Mayor Gantt, thank you very much for your leadership. You have brought gravity to the process and I appreciate your remarks just now. I was particularly struck by the fact that you mentioned that Phase 3 of your work will be about finance. I think there are people in this room that know that I've been kind of calling for more attention in order for us to have a comprehensive idea of what we plan to do so that we can start assigning priorities or getting real about when we are going to be able to do what. I think the Broward County \$15 billion was over a 30-year horizon. Is that correct? So, we need to start lining these things up and you also alluded to the voters possibly

next year and I hope that we will incorporate in our plans for this the intention to take to the voters next year this vision because these are decisions that go far beyond the term of this Council and will affect everybody in Charlotte for a long time. I've mentioned the fact that I think that the outreach that has taken place and some of the data that we've seen doesn't actually rise to the level of statistical significance for the entire population. I'm very hopeful that we will formalize our intention to put this to a referendum next year and provide more information by then about the implications for sales tax and property tax so that we can have some sense of what it would actually mean, like how much extra would it take by way of sales tax and what would it take by way of property tax in order to meet the funding requirements of the plan over the years because this extends over a long-term into the future. Again, sir, thank you very much, and look forward to hearing more about all dimensions of the plan.

Councilmember Eiselt said I also thank you, Mayor Gantt, for all the work that you've done on this, for all the knowledge that you brought to this over the past 45-years. As you pointed out since we last had a Comprehensive Vision Plan and thank you to the Committee members who worked on this. I won't belabor the point that Mr. Egleston made, and the Mayor supported the importance of connecting sidewalks and filling potholes. If we can't fulfill the existing needs that are there right now, we are going to have a hard time to get people to buy into this grand vision, which I support.

The second point that I want to make is with regards to what else is in the plan, the emphasis on a sophisticated state of the art bus system. We cannot overlook the big prize in the room of having another light rail line, which is fabulous, but it goes in one direction, the other direction, you can't move it. Whereas bus lines have got to accommodate people where they live. Without that we are not going to become a City that takes public transportation, so changing that culture starts with having access to state of the art bus transit systems. I think here you call it premium transit, which means light rail and bus routes that provide 15-minute headways or less during peak hours and five and 10-minute walking buffers. Right now, the average bus trip in Charlotte is 90-minutes, which means the average bus trip for a round-trip rider is three-hours during one day. So, when we talk about how expensive this is, let's remember that in this case if we have to pay for it out of taxes, which is the obvious solution, that in many ways it is not going to be a regressive tax, it is going to put money back into people's pockets if they are not spending three hours a day on a bus line where they can spend either more time at work, being able to earn anywhere from hourly pay to being able to be there and not that you can get promotions or spend more time with family. I hope that will continue to also beat the drum on how important a sophisticated premium bus system is in this plan. I think this is great work, it is exciting, and I hope that we as a community can get behind it.

Councilmember Newton said as we have a conversation about sidewalks, I just don't want us to lose sight of some of the lack of sidewalk connectivity on the peripherals of our City. I think maybe what we would call beyond the last mile, those areas that might also be a little bit more rural, but we are seeing increased development occur and might also lack other amenities, such as streetlights. I can point to the Harrisburg Road Corridor in particular, in the far east side of our City, which is within the City itself, that does lack lights, lacks lots of sidewalks where a young man who was a bicyclist was struck and killed last year and where a woman was struck and killed on a sideroad just earlier this year. I hope that we include those corridors in the conversation as well because I think when we are looking at how growth is affecting pedestrians and bicyclists' safety through our City, it is also affecting those areas too.

I wanted to also point out that it is important that we don't lose sight of complete neighborhoods too. So, ensuring their impact here and ensuring that we are doing all we can to incentivize neighborhoods where people can live, work and play, and so to the extent that a neighborhood maybe has a lack of entertainment outlets, to the extent that it has a lack of employment outlets, I think we wouldn't be doing our part to address the transportation issue to cut down on travel times if we don't address those needs as well and make sure that they are located locally for residents and are much more easily accessible than having to go across town.

Finally, I think a point, and you might have raised this Taiwo, we are looking at this number now, but what happens if we don't act? I don't know if I missed this in the presentation, but this expense will only increase over time, so it really does behoove us, if we will act on this, we need to do it sooner than later or else it will actually balloon and be more expensive. Is that correct?

Mr. Jaiyeoba said I think you just hit the main gist of this presentation. What happens if we don't act? The situation will get worse, cities that we are competing with will keep moving forward. I'm particularly curious about what happens in Austin next week and San Antonio. I know that Nashville failed, but they are chomping at the bit to return and they are actually putting something on the ballot in two-years to start with infrastructure. They've already started talking to us about this effort because they are looking at going back again and so, I'm more concerned about being left behind as a City as we grow if we don't do something, especially with jobs and housing and quality of life.

Councilmember Graham said I also want to thank the leadership of the Task Force and Mayor Gantt for his leadership. I'm really excited about the topic and what we are doing. I remember when we were sworn in last December, I said that the City needed to go big things and transportation is one of those things that we really have to get right as we move forward and not be afraid of the price tag that is associated with it. How do we quickly build out our transit lines? I think Councilmember Eiselt is correct, if we don't get the bus system right all the other things that come behind it is just not going to work. We have to make sure that the bus system is of high quality, it is reliable, that people can depend on it and they have sidewalks that they can get to them. Even sidewalks that are on state-owned roads, like Harris Boulevard, which needs to be connected to the University City area in a major way, but it is a state road and we have to ask ourselves the question of whether or not we are willing to make that initial investment. People literally, as Councilmember Watlington said, are walking in the bushes and trying to get our bus stops, trying to get to shopping, and trying to get to retail. Unless we get the bus system right, the sidewalk system right, and really think bold about how we connect transit sooner than later, versus one line at a time, I think we are always going to be behind the eight balls. So, let's do big things; I look forward to reviewing the report and getting the additional information in terms of how do we move forward?

Councilmember Ajmera said certainly, very impressed with the presentation, and I appreciate the bold vision here in terms of tackling equity, mobility, and sustainability. I agree with my colleagues on sidewalks and the importance of having an efficient bus system, but then also this tackles our sustainability goals as Mayor Gantt had addressed earlier. This really puts us in meeting our aggressive SEAP goals that the Council had adopted last year where we have 2030 goals that include our transportation system, which contributes the most to our carbon. I would also be interested in seeing how close we get to our 2030 citywide carbon-free goals if we were to implement this system. In addition, oftentimes when you talk to residents in the Steele Creek area, south Charlotte, or the University area, traffic congestion will often come up. So, this also does help us improve our overall mobility where we are not tackling transportation and having to tackle congestion traffic on one on one project-based really citywide. I'm very impressed with the presentation and I thank the Committee and Mayor Gantt for your leadership. Really, the cost is too high, as Mr. Newton had mentioned. What is the cost for not doing this? I don't think we have an alternative here. As the City is growing, we have to invest in our infrastructure, we have to have a bold vision that tackles and checks multiple boxes whether it is equity, mobility, of sustainability. I'm really excited to see this and I look forward to the presentation on funding. While we all know that this transformational project comes with a cost, I look forward to seeing what options we have and what tools we can leverage with the private sector to try to tackle a billion-dollar problem here.

Councilmember Johnson said thank you Mayor Gantt and Taiwo for the presentation. As a fairly recent transplant to Charlotte, I understand why it is the sixth most desirable place to live. One thing we say about Charlotte it is a big city with small-town values, but we have to do our part, so we don't have the small-town infrastructure. It is time to take those bold moves and allow the infrastructure and do something to fill those gaps. I'm looking forward to supporting this solution-focused plan so that we can balance the

solutions for now and also plan for the future. I do have a question for Taiwo, he said that 10% of the streets allot for 100% of the fatalities. Is that what you said Taiwo?

Mr. Jaiyeoba said yes, in the State of Mobility report one of the things that we found as we developed it is that 10% of our streets actually account for 100% of fatalities and injuries to pedestrians and even vehicles. So, imagine the investment we make in improving that 10% will go a long way to achieving the goals of Vision Zero.

Mayor Lyles said Ms. Johnson, it is on Page 30.

Ms. Johnson said we didn't get the printout.

Mayor Lyles said you didn't get the printout, we will get that printout to you, but it is on Page 30; 100% of fatalities and serious injuries occur on just 10% of Charlotte streets, known as a high injury network. We shouldn't be talking about having a high injury network anywhere.

Ms. Johnson said is that a high priority now, is that something we can take a look at by the District to begin to work on that prior to the implementation of The Charlotte Moves? If that is something, we have been able to identify right now, is that something that can be a priority trial immediately?

Mayor Lyles said I think we will, we are going to continue to make this plan more readable and priorities. I think all of us understand that the actions required for this have to go down to the level where people can see the change that is needed and what we are suggesting that change be. Otherwise, I guess they would think just like a lot of us, well it is all okay, or we can't really do anything. What we have is an opportunity here, so yes, we will do that Ms. Johnson.

Ms. Johnson said can we also get a list of those streets by District?

Mr. Jones, we will do an annual report in which all of that information is a part of the annual report. Liz Babson does that.

Councilmember Winston said thank you Taiwo and Mayor Gantt, this was an excellent presentation to help Councilmembers really get a grasp as to what is going on. I think one of the things that Taiwo highlighted was crafting the "why" and telling the story behind the "why". I think one of the things that is going to be really important is to continue to drive down and explain to people the importance of investing in transportation to connect work and home. I know as I go all around this City, regardless of the District you can sometimes hear people look at transportation and investment in transportation and transit as more of a want than a need. I would just ask the Task Force, as Mayor Gantt said, to continue to help us even beyond December, and continue to think about how do we drive that message down to people throughout Charlotte.

Councilmember Bokhari said thanks to all for their hard work. I just make a comment for those, particularly on the Committee and staff to put in the back of their minds as this next phase of work starts. It is clear to me what we know at this point, which is not a lot, there is still much work to be done. We are talking about a huge amount of money, potentially, as I've said before, one of the largest bets in the history of Charlotte. I think the thing we also know now is are there other places to explore, this is largely going to be on the back of sales and property tax. With those two pieces of knowledge that we have right now, my gut feeling is if we get to a point in time of a referendum and we have vague details and just a lot of kind of cheerleading from us, we may end up wasting a lot of people's time and a lot of money to even get to that point. I think with that being said, the other thing we know is that mass transit is the largest line item in all of this. A lot of these other things that we probably spend a ton of time talking about would be considered rounding errors that we could do without an \$8 to \$12 billion raised to do it. I think we need to really go in eyes wide open in this bet and say one, and be able to crisply answer this to the community, who is really going to be paying attention to this and going in eyes wide open on it, is light rail the correct bet? I think that follow-up and the crux of the

question that has to be addressed, hopefully by this Committee, but also us and staff, is light rail an economic development bet or a transit bet on the whole? Obviously, it is a little bit of both, but if you look back to the Blue Line and our experience there it was pitched and viewed as a transit bet and in hindsight, as we look back on it, I don't think anyone would argue when you look at the number of people it moves a day versus the economic impact and the transformation it had on South End, it was an economic bet. I'm not saying that is good or bad, in fact, it was good, but we made a lot of people a lot of money and we didn't really deal with congestion in that part of town. So, I think in this next phase we really must get to the crux of those questions and if we are going to stick with it is a transit bet, and if there is the economic impact so be it. I think we are now in a different place than we were in 2005, 2006, 2007, 2008 in the Blue Line conversation where we need to not just be talking about the data points of how many people are being moved and this and that. We need to talk about what this Five G and autonomous vehicles, and the future of transportation and mass transit do to cities building fixed-line infrastructure to move people around? Again, I'm not giving a loaded question here, I'm saying this is a real thing. As people look in the industry, they are saying cars come off the assembly line by in large, on the whole by 2028 without steering wheels. We are in a different world when we consider that, or it is more of an economic development play than transit? I think if we say yeah, we are going to call a spade a spade and go that route, then all of a sudden it becomes a little bit of a different conversation. I think if we gloss over that and continue to say it is all transit and light rail is just one of a hundred things in this broader package and sidewalks are almost as equal to light rail, they might be in their impact, but they are certainly not in their cost. So, hopefully, this lays out a bit of a roadmap because I think the last thing any of us want to do is spend a year and money and everyone's time and all the oxygen is sucked out of the room trying to figure this out, which is a critical topic for us to figure out, and we get to a point of a referendum where it is turned down, so I appreciate the time.

Mayor Lyles said I want to add to Mr. Bokhari's comments about economic development or is it transit, but I also want to talk about the 27% of families that have no ability to move around, the disabled community, or the special needs community. When we look at this it has to be through the lens of various populations and I do think that it is economic development and it is also transit-oriented, but it is also economic mobility. When we took this big leap, which we probably don't think of a big leap on housing from \$50 million to \$100 million, we were talking about people that we're spending 30% to 40% on housing. Now these families that we are talking about, when we are talking about upward mobility, they are spending 25% to 30% on transportation costs. So, I add to economic development transit, but also mobility and choices so that we don't have to have more cars. From my perspective yes, I can go buy a car, but that is not everybody in the City, and especially what we've found in this pandemic, essential workers require adequate use of a bus system and I believe that includes the rail line. I'm not a transit person, but I think all of these things are very important and I really appreciate the effort and energy, and thoughtfulness that everybody has put into this. So, Mayor Gantt, you've got a lot more work to do, and we are greatly appreciative of that because we are a City that is not only growing, but we have to sustain ourselves. So, I leave you with the final word Mayor.

Mr. Gantt said thank you Mayor; let me just say how impressed I was with the comments coming from members of this Council. I've already told you how impressed I am with the people that you selected to be on the Task Force because they have really been totally engaged in this process. Mr. Bokhari, your comments on transit versus economics or economic development are not taken lightly. I should say to you that we are just beginning to put the spade into the ground in terms of how we are going to move this forward, and I guess the major responsibility ultimately is going to fall on this Council and the Mayor. One of the things that impressed us most was the presentation by the Broward County folks on their \$15 billion bond issue. The part that really got to me was the community engagement piece and the dashboard that they prepared that keeps getting updated as the years go through and citizens can keep up with how these projects are progressing, the changes and directions that necessarily might have to be made. The change orders associated with cost, but that dashboard is presented to the citizenry on a periodic basis and a large part of why they succeeded was their concern about equity, about marginal communities that in the past had been forgotten. Their ability to go to those communities

and say here is where we are on the bond issue, here is when that bus line is going to be put in place, here is what we have done in your community. That is what got them overwhelming support, this particular official was convinced. That got them overwhelming support in their referendum which passed I think upwards of 60% as compared to Nashville, Tennessee, which did not do that. Did not get that fine-grain in detail to the various communities. One of the things that I feel good about, like Charlotte's work on this, number one, the plans that we are working on, that we have put together in this composite are plans that have been approved by your peers or by you. That is, these are City Council approved plans, not just thrown together, but very well thought out, and I think I read every single one of them and was just impressed with the depth of the work that had been done. That is not to say that it cannot be and will be, I'm sure, by this very smart step, will have to be tweaked. I heard a comment about the streets that are killing most of the people and when are we going to address that? Well, there are some priorities that are going to have to be set, and some of these things you've already approved and gotten money for in your budget. So, when we relate those priorities to the funds that are available, many of them could be addressed.

Finally, I said to the Task Force the other day that we have to get visual about what it is we are going to be doing when this referendum to the community occurs because \$8 billion to \$12 billion is a lot of money and every community deserves to understand how that is going to impact their lives, their ability to be connected, not only to recreation but to jobs, to places that they have not been connected before. A connected citizen is a citizen that has the opportunity to thrive in a place like this. So, we are talking about fine-grained maps ultimately, maybe not produced by this Task Force, but by the time there is a referendum in which a citizen living on Beatties Ford Road or near Eastland Mall can actually see the first and the last mile. They can see how they would connect to a bus system that will run on a certain frequency and how they will get to a rapid transit line to get to the Airport. Every community has to be able to see that and see that with clarity. I think when we do that level of engagement, the passage of whatever structure you are going to set up for bonds will be made a lot easier than simply throwing it out there and expecting people to love it.

Mayor Lyles said thank you, Mr. Gantt, thank you Taiwo, thank you, Kelly, you guys are doing great work. We look forward to the next report. Mr. Gantt told me he wasn't going to stay to listen to us talk about the Comprehensive 2040 Plan.

Mr. Gantt said I did that 45-years ago.

Mayor Lyles said we are going to keep on rolling on this because the two plans are so congruent, so Taiwo, let's go with the Charlotte Future 2040 Comprehensive Plan Review.

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ITEM NO. 4: CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN – DRAFT PLAN HIGHLIGHTS

Taiwo Jaiyeoba, Assistant City Manager said while I'm waiting for the presentation to be uploaded, I'm going to refer to this game box at the end of my presentation where you all have a game box in front of you. For our Councilmembers who are not here, you have your own copies and we will make sure that you have them in your respective offices. It is a game that was created by one of our local game designers, Michael, and amazing how this is really teaching a lot of people how to build a City for our future.

I will start with this story, I remember a few months after I joined our Team Charlotte, I got a call from the City Manager and his question to me was, are you going to do this, and I said do what? He said this Comprehensive Plan and I said yes, I am going to do that; we are going to do it and I'm going to need your help. I'm glad with his leadership and my colleagues at the City, the different Department Directors, ACM's (Assistant City Managers), and our wonderful staff in the Planning Design and Development Department especially Alysia Osbourne, we've been able to move to this point. It is not a one-man

effort, it has really been a team, a City effort, so I really want to say thank you to our City staff. I also remember when I first came to the Council, I came up with this and laid it out, I'm very glad I took time to listen because we were in the middle of a Unified Development Ordinance which you all felt was already being delayed. You were very gracious and wanted to know how this was going to fit into the overall process. I want to say thank you very much for your patience with us. It is something we haven't done since 1975, the largest city in the country without a Comprehensive Plan. Obviously, there are a lot of questions, so I really appreciate the patience that you all have had to work with us all the way to this point, but it is not over yet. I think with the release of this public draft to the public on October 31st, the big work actually has just begun because, in my own estimation, planners believe that work is not done until you engage the community as much as possible. This is probably one of our largest engagement efforts in the City. And again, I really count on your support as we go forward into the future.

On October 16th, we released the Executive Summary of the Comprehensive Plan, and we've been having a dialogue with you. I have about seven questions that this presentation will address tonight, so it is really more like an FAQ (Frequently Asked Questions) if you will bear with me. The first question of course is what will the Plan do? Simply speaking, this is the best way to answer that question. This plan, because we have not had one since 1975, I understand why we are asking this question, but simply speaking, the Comprehensive Plan is a guiding light that will help shepherd our growth as a city for the next 20-years. Now having said that, someone is going to say, oh, you are not going to touch this again for 20-years. No, we are going to periodically review this and revise as needed. In most communities where you have a Comprehensive Plan like this, it takes anywhere between four to seven years for us to revisit it of when we have significant changes, we will also do that.

What it does for us is it provides a foundation for us, it serves as a living document that integrates community input and best practices. But perhaps even more importantly, it addresses some key topics for us that we've been hearing about tonight, equity being one of them. Sustainability being another, upward mobility, quality of life, transportation, how we grow, how we flow, how we move, how we live linked together. But this plan is not alone, while we are working on this plan there are a lot of other plans going on, not just in the City, but also outside the City. Everything you see there in blue is what has been done already. Everything that you see in orange is what is being done right now, starting with our Unified (UDO) Development Ordinance. What is in green are the ones that we are proposing to do. My colleague, Tracy Dodson, has been talking about a jobs plan and so that is also going to be very important for us as we connect land-use and transportation and jobs and housing and all of those things that are very important. It is very important that the Comprehensive Plan interacts, relates, and connects with all of these plans. In order for the Comprehensive Plan to have its best value, it has to leverage this existing plan and this ongoing plan.

The second question is who have we heard from? Typically, when people ask this question it is that fourth bullet point that they are interested in. Who typically is not in the room when we are doing the planning process? We have deliberately gone to communities that have not been included in the planning process. I don't know how many times I've been to high schools or middle schools or elementary schools or gone to Generation Nation or gone to colleges or Ballantyne Breakfast Club or other Town Halls, and meetings just to be able to make sure that we reach people. Youth, people of color, non-English-speaking residents, and those with lower incomes. We deliberately schedule our meetings to interact with people who do not speak English, but who are also part and parcel of our community.

While we cannot say that we have reached 100% of everyone in Charlotte, we have interacted with over 500,000 people through social media, in person, over phone calls, especially as we pivoted towards virtual existence. But, what did we hear? This is a very busy slide, but it is important for me to share this with you. Those things are very critical; the people want us to address the inequity in our City, they want us to make sure that every part of Charlotte is part of our future growth. They want to make sure that we talk about a variety of housing. Our City has a disproportionate amount of it exclusively zoned for single-family residential development. How can we leverage that to make sure that we

have all the variety of housing types in those areas and in all parts of the City? How do we make sure that we create a safe City, more places that are walkable and bikeable? We just talked about the mobility plan through Charlotte Moves. How do we make sure that we come up with creative implementation tools and strategies that will help us realize these goals?

From all the things that we heard, we developed four guiding principles for this plan that is Charlotte, that we want to create an equitable one, an authentic City, an integrated City, but also very resilient. And then we focus every part of the Comprehensive Plan on those five vision elements that you see there. From all of those things also, the community, especially through the ambassador's group, helped us develop these 10-key goals for our City that in this Comprehensive Plan over the next 20-years we want to have a 10-minute neighborhood City that wherever people live they should be able to access things without having to drive within 10-minutes of where they live. That sounds ambitious, but if we are going to create an equitable City, it is very important that we have ambitions like this. For example, our City has about 9,000 people that are visually impaired today. In another 10-years, that number goes to about 19,000. I believe that if we are going to have people who are visually impaired to be able to access things safely, we need to create an environment that will allow that. Charlotte has one of the highest numbers of veterans of any cities or any counties in the south and if we are going to be able to accommodate them as they grow, it is also important that we bring them closer to areas where they can reach amenities without having to drive. Housing Access for all healthy, safe, and active communities, but also at the end of the day that we have a plan that is fiscally responsible.

But the overall goal of all of this is to create complete communities where people free, they can live, they can walk, they can play. One of your colleagues, Ms. Johnson, just said she is probably the new resident and is the reason Charlotte is attractive. And it is true, a reason why Charlotte is very attractive. But in order for us to continue to maintain that attractiveness about Charlotte and that quality of life, it is important that we create complete communities. A complete community is one where people can really access whatever they want in any part of the City wherever they live because they choose to live in that place, they should not have to deny themselves of quality of life.

So, how does this plan work is very important? The Comprehensive Plan operates at a high level and then as we attract different growth opportunities as a City, we have to make sure that it is consistent with our vision, with our values and it really will work well when we know that we also have other plans and ordinances and regulations and process that will really help to implement it at a lower level. This particular slide is very important and hopefully answers some of the questions that you had. Let's take, for example, a policy that addresses increasing the presence of missing medial density housing. So that is one policy in the Comprehensive Plan, then in place types, we have two out of 10 place types, we have two that really deal with neighborhoods. Neighborhood one has predominantly single-family residential development and neighborhood two has a lot more diversity than neighborhood one. Then when you get to the Unified Development Ordinance piece it actually spells them out within about 10 or 11 different districts. So, it is very important that the policy has its place, which is what a Comprehensive Plan represents.

After the Plan is adopted, we begin to map the City through the place types so all of those things that you hear, which are just industrial policies, residential policies, there will be place types that correspond to each one of those policies and in turn, in the Unified Development Ordinance, there will be regulations that will correspond to each place type. Today, this is the current process, it is very cumbersome, it is very layered, what you see in green on the left side, that is your current process. That current process has almost 100 different plans that you have to go through, for example, for one of the rezoning petitions. You have to go through the Centers, Corridors and Wedges, the General Development Policies, the District Plan appropriate for their particular location, the area plans, the Transit Station Area Plans. What you see in blue is once we have the Comprehensive Plan, that process becomes streamlined. Shorter, easy to understand, very, very infused with graphics on almost every page of it so that way you don't have to deal with a hundred different plans all over and then having to deal with the inconsistencies there.

Then when we get to the Unified Development Ordinance, it will consolidate all those eight different ordinances and regulations that you see on your left into one. So, the overall goal of having a Comprehensive Plan and a Unified Development Ordinance is to streamline the process so they are less layered, less cumbersome, less complicated, less confusing, and easy to navigate. How will the plan affect me? If I am a resident, that is very important for me. How will this plan affect me? I think for a resident it is about transparency; I want to know what is coming door. Today, in our Transportation and Planning and Environment Committee meeting, we talked about the rezoning process, how we need to improve it. The fact is that even if development is happening next to me, the impact may be felt one mile away by another person. So, neighbors want to know, residents want to know what the planning process is like. The more layers it has, the less understandable it is, so it is very important that it be transparent. If I am a developer, I'm interested in the predictability of development, when it is going to happen? If I submit something for rezoning today, can I count on it that it will happen in two-months or three-months from now rather than six months, 12-months, 18-months? If I am a business owner I definitely want to know if there are more flexibility of uses through place types and as City Councilmembers, I think that third bullet point should excite you that it means fewer rezoning cases. Because when we go through the Comprehensive Plan and associated Unified Development Ordinance the goal is to be able to move to fewer rezoning cases and rezoning reviews so that you can continue to do the business of the City.

What happens after Plan adoption? This is really where we are today. We are going to release this to the public for comment over the next five, six-months and then back to you in April for adoption. Between now and April we obviously will come back to you again to be updating you on what we are hearing from the community and we are responding to them. Hopefully, if we have the opportunity, we will have a Workshop with you all early in the year as well, but the plan is to adopt this in April 2021, and once we do, we begin to define those community planning areas and then map place types.

Remember what we did during the Transit Development Ordinance? We first of all adopted a detailed policy and then started to map the City. It is important to understand this because the UDO, according to the North Carolina General Statutes now, we have to have a Unified Development Ordinance by January of 2021. We are not able to meet that date, but the earlier we are able to adopt the Comprehensive Plan and be able to get the UDO done by the fall of 2021, the better for us. And that is why we can hardly afford any delay after the Plan adoption, and then we will begin the Area Planning process. What happens after today? After today there will be a public release of the draft document on Halloween day, so people will be dressed, I would probably dress you as a superhero or something like that. We encourage people to show up, we encourage you if you would share this information with your network to register between 2:00 p.m. and 9:00 p.m. It is going to be people who sit in their vehicles, going to be wearing a mask, there is also going to be opportunities for people to be able to listen to what we have to share with them. We've worked with our public health officials to make sure that this really follows CDC (Centers for Disease) guidelines in terms of people interacting when they show up for this event.

Again, I mention the future city building game. You have one on your desk, it would be great if we could play this game. When we first actually shared that with people it sold out within four days. A lot of people participating and actually we had a waiting list on that particular day, but we have scheduled sessions coming up on November 18th, on December 3rd and December 16th I will be adding more dates. But not only can you play like this, but you can also play it online. What we encourage you to do as we build a City together for all. I will end my presentation here, but I'll be glad to answer questions that you may have.

Councilmember Driggs said Taiwo, you know some of my issues. I look at this and it constitutes a fairly radical surgery that we are performing on the City, or at least in terms of future development. If businesses and people were left alone to make their decisions, they would not arrive at this. So, in order to get them to, we either have to impost regulations or we have to offer financial incentives in order to get them to want the same

thing that we want. It may be different from what they would have chosen otherwise. I think the magnitude of that is quite significant, so if you try to redraw the housing map of the City for example, and you pursue these goals of diverse price points and the other ambitions we have, we know from our experience with the Housing Trust Fund that creating a few thousand units costs \$100 million. So, I guess what I'm saying is I hope we are going to be mindful of the economic implications, the commercial and the economic implications for the City of us kind of pursuing these goals and thereby kind of limiting choices that people might have made otherwise. That is a question about what kind of investment do we think we would have to make by way of subsidy, the way we do for our Trust Fund for affordable housing, and also how restrictive do the land-use policies have to be in order to cause this to happen as opposed to what would have happened otherwise? Are we moving towards something that is very different from where we are today or are we just kind of managing the path of future growth incrementally? I'm not sure I have a strong sense of that, so I will be waiting to understand it better, but I just tell you when I look at it, one of the concerns I have is a possibly radical difference between where the City would have gone otherwise and where we want it to go now. Not a bad thing necessarily, but also not a small thing.

Councilmember Bokhari said Taiwo, let me just ask two questions. One is, do you know yet once we arrive at the end of this process, the end of the UDO being rolled out if we are planning on rezoning the entire city in one fell swoop or having the plan there, which is essentially kind of a passive Area Plan that will then be able to be invoked by those who want to come in and rezone then?

Mr. Jaiyeoba said the answer is yes, we will remap the entire City.

Mr. Bokhari said we will rezone, or we will remap plans. Are we going to rezone everything in one fell swoop in one meeting?

Mr. Jaiyeoba said yes, just like we did for the TOD (Transit Oriented Development) that we did, the 1,500 parcels [inaudible] along that corridor. That will be the same approach on a macro scale, and that is why that schedule thereby UDO mapping could take an entire year to do that. It is not going to be just something that we do over a couple of months. It is going to be something that is done over a 12-month or more period.

Mr. Bokhari said okay, and then, on the whole, would you say that the City is now allowable density post-UDO will be more, the same or less dense than it is today, and if more substantially more or not?

Mr. Jaiyeoba said good question. If I understand what you are asking, I will answer it in a different way. We estimate or we project that we will add 300,000 more people to our population by 2040, making Charlotte be about 1.2 million people. And when you do, you want to make sure that we give choices in terms of diversity. That will increase density in some areas, for example, along transit corridors or in areas closer to what we call regional activity centers, which have commercial, shops, and kind of a mix of uses. People tend to gravitate towards the area where they can easily access amenities, goods, and services quicker. In certain neighborhoods where that may not be possible, but the idea is to make sure that we allow housing diversity in any part of the City, but we know there will also be market forces at play. We also understand that there will be community input in the process as well, but I will expect that with so many people being added to our population today, our density will be maximized along certain corridors, most likely transit corridors.

Mr. Bokhari said in general though, if you are someone who lives in a single-family house in Charlotte, can you assume that somewhere within the general vicinity of your neighborhood there will be more density allowable, like by right, essentially then there is today. That is the way I'm envisioning it, I just want to make sure I'm not envisioning it wrong.

Mr. Jaiyeoba said yes, I would say that the answer to that is yes. I would like to see a City where a multifamily developer should be able to build in an area that is exclusively zoned

for single-family residential development today. And so, one of the policy objectives here is that in order to achieve housing diversity, we would like to be able to expand the areas that are exclusively zoned for single-family today to allow townhouses duplexes, triplexes. Maybe quadplexes will be on certain arterials where you have access to transportation, but at least townhomes all the way to triplexes, we would actually like to see that happen in all areas of the City.

Mr. Bokhari said that is kind of how, while all the details have been in flux for years and this is kind of moving towards an end state, that is kind of how in simple terms I've envisioned it and imagined it. So, I just say again, planting the seed in the back of your head as you move forward into the next steps, the biggest challenge is just going to be step one is for the neighborhoods and the communities to imprint their desire on the vision, which then feeds in kind of the downstream elements that ultimately the whole City gets rezoned by. I don't mean anything negative about particular neighborhoods or anything like that, but what I've seen in the last three-years is everyone wants more density in town unless it is anywhere near their house.

So, I just don't see a way where on the whole we are going to become more dense as a City and we are marching towards a direction where we are going to rezone the entire City literally altogether in one big bang, and the community members are somehow going to then be able to stamp an imprint what their desire is to see in their own local through these place types that touch back to the vision and not come back to us in the end of this process and be furious on the whole that they weren't listened to. But we know like we have 300,000 more people coming here and already you are in affordable housing and a housing stock crisis. We've got to get more dense somewhere. we've heard it multiple times. We have industrial gentrification going on.

The industrial businesses, if we want to have these kinds of jobs in our City for the future, we have to have a place to go. We've knocked them out of Send End. I know I'm just stating a problem statement right now, the one piece I can't connect in my mind is how we go from this deep community involvement where everyone is playing these games and they are sold out and they are all happy, to a scenario where they don't have pitchforks and torches all coming down upon Charlotte's greatest public forum in its history. I just plant that in the back of your head, I don't know anything other than to just to say it out loud.

Mr. Jaiyeoba said thank you, I appreciate that. I know you and I have had this conversation as well, so thank you for bringing that up again.

Councilmember Watlington said as a follow-up to Mr. Bokhari, and you and I have had this conversation already Taiwo. My interest is as we think about how we move from this kind of predetermined end from neighborhood involvement, in the time between 2020 and 2023 I want to see more of a connection between where we believe we are going in individual neighborhoods and what we are walking through the zoning process today. So, given that we've already discussed it, I will leave it at that.

Mr. Jaiyeoba said part of the reason we actually created this slide, if you notice on that blue piece, we have what we call community planning toolkits. We truly believe that the place to start the whole thing about community area planning is in the community. Our goal is that we are looking at what Denver has done and what Mobile, Alabama has done as well with this is to have toolkits that we can actually give our community members where we can work with them to start dealing with that local community planning process. But we also believe that once this plan is adopted it gives you an umbrella, an overarching set of policies that you can review a lot of petitions through while that local community area planning process is ongoing.

What we haven't really figured out completely right now, and we want to be very careful with it is that as we march towards the adoption in April, can we do some interim guidance for Council. I'm going to have to work with our Attorney to see what we can do with that because I think the question you are asking is what do we do between now and then. So,

we are going to come back to you with something, probably go through TAP before we come to Council.

Mayor Lyles said thank you very much. We know it is going to continue and we will just continue to address the issues and informing the public especially.

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ITEM NO. 5: EASTLAND UPDATE

Marcus Jones, City Manager said thank you Taiwo and before I introduce Tracy, it is really this follow-up from the fall Extended Strategy Meeting, as well as going back to the 2020 Annual Strategy Meeting back in January. I love the way that Mr. Graham mentioned or reminded us of doing big things, and tonight we are really happy as a team because we are going over big things such as The Charlotte Moves Update and the Comprehensive 2040 Plan. In that same vein, this is our first update in a while as it relates to Eastland, and we have some exciting news for the Council tonight. With that said, I'd like to turn it over to Tracy.

Tracy Dodson, Assistant City Manager said it is exciting to be here tonight and take on this next milestone with Eastland. This has been a long time in the making and before we jump into this rather long agenda, I do want to introduce some of the partners that we have here tonight. I'm going to go through this presentation and you have seen this before, but I want to recap it and then also we have Tim Cinema with Crosland here tonight, Mark Hart with Tepper Sports, and David Abrams with Inner Circle, and he is one of the consultants that we use as we've looked at this project over the past year and a half. You all know Todd DeLong from my team as well. So, thank you guys for being here.

You all know this has been going on for a very long time and I think this is really why I get excited about it because it has been almost two decades in the making. I told you all before, I've worked here three times, and this is the project that has lived with me all three times so it will be good to get it moving in the right direction. The thing that is important here is that ever since 2003, the vision for this site has been relatively the same, which was a mixed-use development. You purchased the property in 2012, so you have owned it for almost a decade, but where things really changed was in 2017, and we will go back over that. Then in 2018, when you selected the development partner of Crosland Southeast. In addition, a couple of other things to remind you from this year, which was we had a rezoning that started in January of this year, concluded in June and also earlier this month we had the discussion and Council Action about purchasing the adjacent property that we have dubbed as the Wilora Lake property.

All along the way, we have had a lot of community engagement and the principles have really been the same all the way through in this. These principles were developed by the City and the community in 2012, and they are still largely what we are following today. The community engagement has been consistent throughout. I will talk a little bit about on a future slide, what we have done since Crosland was selected, but the one thing here that is important to acknowledge is that in 2017 when we kind of pivoted and reached back out to the community, one of the things that we heard was that there was fatigue. There was fatigue about talking about what the site could be and there was a real desire to see action. So, here we are several years later at that point. The development selection process that happened in 2017 and 2018 that I just referenced was that four development teams presented unsolicited bids to the staff. Council and staff followed the criteria that I talked about earlier, largely from 2017 and we selected Crosland Southeast as the partner. It was because of their experience in the market, their experience with mixed-use projects, their understanding of the community and the City's goals, and their experience in demonstrating the ability to obtain funding and financing.

The other unique piece that happened during this process was this was the first introduction of sports as an anchor. If you go all the way back, for those of you that were here in 2018 when we selected Crosland, Crosland was at that point teamed up with David Lefevre for an anchor sports component to that. Over time, I think we determined

that the public investment on the Lefevre piece was going to be quite large, but what didn't change was the community's drive to have sports as an anchor out here and so that was a little nuance that change in this of 2017, 2018 process. 2018 was also when Tepper arrived into the City and we started building that relationship with them as around Charlotte, not just the Eastland conversations, but Charlotte as a whole.

Since we have selected Crosland Southeast as our primary developer, we have engaged more than 700 residents through this process, and really what we did was we took a different approach to this and we had one on one interviews, we had focus group meetings, digital presence, open public forum, and an on-line survey. What it did was allow a lot of people who had not otherwise been able to be involved to start to get involved and offer their input. I think really what it has done is create a better product for us in the end that really is what the community wants. From a lot of that community engagement, our plan was shaped out, I will dive into the site plan here in a second, but it has all the things that you would expect, public space, soccer sports, as we mentioned, retail, food, and beverage.

So, that feedback and those community priorities that we had set forth back in 2012 is really what started to shape this vision. It is parked, it is open space, it is working space, it is living space and it is a sports component, a recreation component to it. Here you can kind of see how we have divided out the site with your village green and a signature park at the core, the active sports anchor on the right-hand side, the daily we call, think about that as your community conveniences and then the Reside part. The rooftops will help bring people to the site and support the commercial component of this as well.

The village green is again that unique core space that we talk about. It will be something that everybody talks about on the site. It is the special sauce I call it, and it is the convening place throughout the site to get outside, parks open space, greenway connections are what is going to weave all of this together. It is going to connect the Tepper Sports component to the park at the core, it will connect back to the residents, it is the piece I think that again weaves it all together.

This is the site plan that we had in January when we started the rezoning. I'm not going to spend a lot of time on it, but what I want you to see and the reason it is on here is because a lot has not changed since January when you saw that and where we are today. What you see here in the blue line is what I always refer to as the dividing line, to the right is the Tepper Sports site, to the left is essentially the Crosland side and so as we start to talk about the public investment, just a general rule of thumb that dividing line. There are a couple of things that have changed; the yellow line, just for reference, is the greenway connection. A couple of things that have changed, we've kind of moved the grocery store around a little bit and where that wants to be, changed the parking space slightly, but ultimately not a lot has changed since you did the rezoning in January.

This is a full buildout plan and what I want to do now is take you through Phase 1, and has been on the private sector side, when you do these large mixed-use developments, it is really difficult to get enough of the key ingredient in a first phase to create that place, to really start to create something that is special. I think that we have a unique opportunity here to do this. What we are looking at in Phase 1 is obviously, all of the infrastructures that need to put that foundation so we can build everything out. You have the Tepper Sports component, and we are talking about the park as a part of Phase 1, we are talking about multifamily with commercial space on the ground floor that fronts the park. We are talking about an Atrium facility, which I will again later, single-family and some retail.

The infrastructure that I mentioned will come in, and I'll get into the numbers of this, but the way that this partnership is really set up is Crosland would essentially be the master developer for us and help put this infrastructure in, and again, it is still our land. I'll talk about the land disposition in a second, but this is the bones, this is what is going to start the opportunity for the creation of place, as I mentioned, and you will see the completion by the end of 2022. This takes some time, and so that is why it is important for us to start working on this now.

Also, what do we get out of Phase 1, the pieces that I mentioned and talk about a public park and open space, that comes with Phase 1. Small business opportunities; we are talking about the space underneath the multifamily commercial space I mentioned, specifically to bring in small businesses that are part of the eastside community now. Housing affordability, you will notice on there I put a phase to be determined. Crosland Southeast will go after LIHTC (Low-Income Housing Tax Credit) application in January of next year. The timing of this will be dependent on when they get the tax credits, but what this is, is 80 to 100 units of senior affordable housing with a mix from 30% to 80% AMI. The other piece that is in Phase 1 is public parking and this will be a mixture of structured parking and surface parking. Again, it is to set up so we can get the right densities as the site develops out.

On the other side, the public improvements and the benefits that we are going to get with Tepper Sports, this is where there is a slight change in the proposal from this time last year, which was what we initially proposed was an MLS (Major League Soccer) Headquarters facility and some community fields, potentially some Academy. Now, what we are looking at is the Charlotte FC Elite Academy Headquarters and training and tournaments and camps there. Potentially open practices during the season for the MLS Team, Charlotte Football Club, the community use of the field, so we still have that. Additional camps, clinics, festivals, tournaments, and other events that will be operated by Tepper Sports, an International Club and National Team open practices there. Think of it if we have an International Game this is home and practice for one of those. Then a greater activity generator for East Charlotte.

I'm going to pause on this for a second and just highlight why I think this scenario is something better for Eastland than what we had before. Once we started working together at the beginning of the year and we really started to look with the MLS Headquarters was, you were ending up with a lot of lands that necessarily wasn't open to the public, where it was getting screened for MLS players and practice and things like that. This is all about bringing the community to this site. This is about bringing people from all over the Carolinas that are in Academy to the site. I think at the end of the day, if we go back to this community goal and what we were talking about, it is something that is more exciting as a generator for the eastside as well as this site. It also is a wash, but there is not a lot of difference in terms of the square footage of what was going to be built, and I will get to this later, or the number of employees or things like that. This in my mind is a bigger win for helping Eastland come to fruition and the vision that everybody has.

Future phases of the site, in the orange you will see the affordable housing component, again, we don't know when that occurs, Phase 1 or Phase 2. You will see the buildout of the rest of the residential, that will just take time. You have other sites that are available potentially for the office or even the hotel. What we are going to do is we are going to let the market work with this. We have enough in Phase 1 of these key ingredients to create that place, but we will have some future development paths and we will work with Crosland and our partners on the site to see what does it want to be, but you get the general gist of a lot of different directions we could go with it? I also mentioned the Atrium component earlier. Atrium has committed, I know the last time we talked about this we did not know if Atrium was committed, they have committed to doing a facility on-site and we are starting to work through those details of what that is now. We will work with them on exactly where they are locating on the site.

So, to move this along here is just an image of what it could be. This is conceptual, all of this is conceptual now, and I will tell you all that I have done these projects again, things move around, things shift, but this is to generate an idea of what this park at the core that we talked about. You are looking at a three-acre park, the multifamily would be on your left, Central Avenue is kind of up on your right, the Tepper Sports and the Academy piece is kind of in the top, something that is truly potentially unique for the eastside.

So, the partnership; we've always known that seeing Eastland come to fruition was going to be built on a public/private partnership. It is part of why we wanted to own the land and control the opportunity of what the development could be. We knew that in order to achieve the community goals that we were going to have to have a partnership. The other

thing that is important is this is another kick-off to one of our Corridors of Opportunity, for Central Avenue and the Albemarle Road area. The site is located within an Opportunity Zone and then there are different areas that we can look at partnerships, the land, the infrastructure i.e. CIP (Community Investment Plan) dollars. We can look at tax increment grants, tourism dollars, and all of that, which we will get into in the next slides.

So, the land; we talked about, this is a tool in our toolbox that we will get to later when I start to talk about the small business that we will work on this. We will work on land valuation, the important thing on this is to acknowledge, this is a little bit different because we will keep ownership of the property until that parcel is ready to be developed. So, if you think about it, the roads go in, essentially new parcels are created and as those parcels are ready to be developed, we would then sell the property. What this does is protects everybody on the investment that we make upfront on the infrastructure, but also as the market change, the City stays involved as a partner in the project. We can see again, the vision to its fruition.

On the public investment side for the Crosland portion of it, the total infrastructure cost is over \$22 million. We are looking at \$17.13 out of our Capital Investment Program. You guys will hear me say this multiple times if you remember, we had \$20 million in our CIP for this. This was allocated in 2016 and 2018 as our existing dollars. Earlier this month we took \$2.8 million out of that for the purchase of the Wilora Lake property, and I will always try to clarify that. The Wilora Lake property is on the Tepper Sports side of the site. The tax increment grant, we are looking at as \$11 million, remember that tax increment grant is generated by the City and the County participation. What we are looking at is a 45% increment over 20-years. This allows the project to get started and build that value and we are looking at the tax increment grant going towards structure parking, roads, utilities, further infrastructure on the site. The County is working with Crosland as well as the City team as they evaluate their piece of it. Also, the public park and the open space is estimated between \$6 million and \$8 million. This is just an estimate, again Crosland and our team are working with the County on the partnership opportunity for that so that numbers could change, but that is a County component.

So, the general terms for the Crosland deal would be, as I have mentioned, \$17.3 million out of the \$20 million of CIP bonds and \$11 million TIG (Tax Increment Grants). The small business support, this would go with the multifamily and the commercial space that is underneath the multifamily and we are looking at that in a way of \$3 million to \$5 million. I think I have explained it to you all before, if the market rate out there, don't quote me on this, I think is about \$15 to \$18 a square foot for retail. New construction for retail would require over \$30 a square foot in rent. So, we are working with Crosland right now on how we can lower that gap and a lot of that is in that small business support.

The housing affordability we talked about, MWSBE (Minority, Women, Small Business Enterprise) participation, is in progress. We hope to have some estimates on that actually before we would bring this forward on a vote, which I will get to the timing later. We are also looking at revenue sharing opportunities. We talked about the land valuations and that we would sell the land as it went up for development, and so we have the opportunity in our agreements with Crosland to share in the value of the land as we create more value out there, or if lease revenues grow out there as well.

So, return on investment, I want to remind you what you are getting for the investment that we are making; the housing affordability, particularly for the senior housing, increased buying power from the multiple residential product types, including the single-family detached, townhomes, or cluster homes. This also supports, as I mentioned before the commercial space on-site, MWSBE participation, small business opportunities and in addition a significant amount of construction jobs, over 3,700 indirect and direct with about 1,800 being direct. Over 1,500 reoccurring jobs, 1,000 of those would be direct jobs. More than \$190 million in private investment and I think that is a conservative number, we estimate \$150 million of investment for Phase 1, so that \$40 million is extremely conservative for future phases, \$1.8 million in the annual city and County property taxes, of that \$660,000 annually at buildout. The last point is that one to more than seven leverage ratio for our investment to the private dollars that are going in.

Now, I want to go over to the Tepper Sports side, the other side of the site, which as we mentioned before, what we are looking at that is being potentially being a ground lease scenario, which is not uncommon to what we've done in other agreements and then we will determine future development as it comes along. I will point out on here, for example, this parcel we see as a future development parcel and we will determine those as they come forward. Also, I mentioned the Atrium component out here, most likely in this area. So, the public investment for Tepper Sports, this is the first mention of this, and you guys have to stick with me if you will. We are looking at approximately \$10 million of hospitality funds out here to support the Tepper Sports and The Academy component. I'm going to come back at the very end and I'm going to talk about the modified agreement that we are talking about with Tepper Sports, so I will come back to that. But, for the Eastland site, we are looking at approximately \$10 million of hospitality funds, and then I mentioned earlier \$2.8 million of the \$20 million of CIP funds have already been approved by you guys to purchase the Wilora Lake property, which you can see pointed out there in the purple.

So, the general terms of Tepper Sports would be a ground lease transaction, it would also be the approximately \$10 million in hospitality funds and that is for the infrastructure, sports facility, fields, all the things that we talked about that would generate for the Academy as well as other tourism activity in the sports component. Tepper Sports would construct and operate the Soccer complex; it is not just Soccer, it is a lot of other events as we mentioned. There would be MLS regulation fields on there as well as community use fields. We talked about the Atrium Health Partnership and a target completion in 2022.

The Impact Summary for Tepper Sports; let me remind you, Tepper Sports has already made a significant investment to bring the franchise here, you have to think about the improvements to the Stadium, the staff, the talent. There is a lot of investment that has already gone on to bring an MLS team here, and that also includes everything else, like the Academy that has to go along with it. I mentioned the CIP investment with the Wilora Lake property, the hospitality investment of approximately \$10 million. We would enter into a Community Benefits Agreement which talks about, and this is not all, I just pulled three of the bullets from it, but an annual donation of soccer equipment, MWSBE participation, football practice courts in other locations throughout the City, and those are just examples.

I also mentioned for Eastland, we will have annual tournaments, camps, and clinics, that is more than 100-days or programmed activity before the local programming, before the community accesses the fields. Then I mentioned some of the other things like the International Club Training and things like that, that could occur there. So, for the total public investment for Eastland, what we are looking at is the infrastructure investment towards Crosland for the \$17.2 million and the City purchase of the land, like I said that we've already approved for the \$2.8 million, that totals the \$20 million in CIP. Then we are looking at an \$11 million tax increment grant and you break that down, that is about \$4 million City, \$7 million County, hospitality funds for the Elite Academy Headquarters, approximate \$10 million. Potentially land reduction for the small business component that I mentioned underneath the multifamily at \$3 million to \$5 million and the County Park at \$6 million to \$8 million. Again, mentioned that is very much pending. Total investment into the site, public investment \$50 million to \$54 million, potential City investment is \$37 million to \$39 million.

I remind you where we started with what were our goals? We've pretty much-achieved everything in the plan or in progress to achieving everything that we set out to do for this site. Again, this is an exciting place that has been more than a decade in the making to put all of these right ingredients and have this opportunity on the site.

So next steps for this would a City Council decision, two separate Council actions, one to authorize the City Manager to negotiate and execute a Master Development Agreement with Crosland Southeast and then another one to negotiate and execute a contract with Tepper Sports. Let me go to the Tepper Sports piece really quick, because there you will see the \$35 million, and this is where I want to go to a quick kind of overview of what you had. Last November when we talked about this, we talked about \$110 million out of

hospitality funds. The allocations between Eastland and uptown were never determined. We had an MLS non-relo for 15-years. The MLS Headquarters was going to be at Eastland, that was approximately 20,000 square feet. We talked about improvements to Bank of America Stadium, we had said that no money would be spent until there was a long-term vision established for the uptown District. We did not establish a timeline for creating the vision and a Community Benefits Agreement.

Let's move to where we are not which is \$35 million of hospitality funds, approximately \$10 million of that to Eastland, and \$25 million of that to uptown. A non-relocation for nine and 10 years, nine years in Bank of America Stadium, 10-years at Eastland for The Academy. The Elite Academy Headquartered at Eastland, approximately 15,000 square feet, 20 to 25 full-time employees, and approximately again more than 100-days of annual programmed events. We talked about the introduction of Atrium at Eastland, they are committed. We are starting at a baseline of about 10,000 square foot facility with anywhere from 20 to 30 employees. Improvements to Bank of America Stadium and the creation of a plan for the Uptown District. The vision for the Uptown District would be completed in 2021 with a further, more in-depth analysis for a long-term pay for the Stadium to follow in 2022. Then we would also have a Community Benefits Agreement as a component of this program.

I just gave you a lot of information and that was my last slide. I'm to stop and let you ask questions and I also have all these guys here waiting to if you have any questions for them.

Mayor Lyles said Mr. Jones do you have anything to add?

Mr. Jones said no, I will turn it over to the Council.

Councilmember Driggs said thank you, Tracy, I just have one detailed question; you've got City investment \$37 million to \$39 million and I can't figure out what number is that represents the total. Are you including hospitality in that?

Ms. Dodson said yes.

Mr. Driggs said and TIG?

Ms. Dodson said our portion of the TIG.

Mr. Driggs said that is the difference then. Okay, we are not doing the whole TIG, so we get about \$4 million of that?

Ms. Dodson said yes.

Mr. Driggs said so this comparison is difficult because the number on the left was always intended to be a kind of a down payment on a partnership. I think the unanswered question here is football, so I'm wondering if we have any information about Tepper's intentions as far as football is concerned. We were talking before about trying to establish a tether or expand on the relationship that we have right now, so can we learn any more about that?

Ms. Dodson said I actually going to call on Mark Hart to come up here and answer that. I am not going to put words in their mouth.

Mark Hart, Tepper Sports said I think the question was, what was our intent with respect to football? Our intent is to win the next game.

Mr. Driggs said give me a little longer-term than that.

Mr. Hart said it is a Monday after a loss, so if I am a little testy, you will have to excuse me. It is a good question, it is probably not one that is related to this. This is strictly about our investment in Charlotte; David Tepper and Nicole Tepper's continual investment in this region and our fans here in the City of Charlotte and Eastland. The Panthers

obviously, is an important subject matter, which we have talked about when we met with all of you, but this is about creating the best MLS teams, the best fan base, and with respect to Bank of America, I think as you know, we've got to transform that building, which is a great building for football. We've got to transform that building a little bit for soccer and that is what this investment is designed to do. I think with respect to the old agreements that we had, sort of pre-COVID, I think as you know COVID has had a toll on all of us. It has certainly had a toll on the City, but I think to a great extent has had a great toll on professional sports. I think a lot of the changes you see here, specifically with respect to tethers with the Panthers, I think a lot of that just sort of is not appropriate at this time. We will certainly get to the Panthers and I think we will certainly get to a long-term solution to Bank of America and to the NFL. As Tracy mentioned, I think the first step is the Uptown District and our Master Plan in 2021 and then further discussions by 2022.

Mr. Driggs said Mark, I think because we are making this comparison, we are coming from a place where we thought the centerpiece of the whole conversation was football. And we made a commitment, we put some money on the table in the context of that perception, so now we've moved to a kind of soccer only, and I guess we need to think about whether had it has always been soccer only, we would have come up with \$35 million. We might have, but I'm just concerned that we've come at this via the interest that we have in football. So, I like to think of this investment as a down payment on a partnership that includes the Uptown District Plans and football. So, it would be without requiring a contract, it would be helpful to know what kind of expectation you have or commitment you have in terms of Uptown District, football, and those things. I think that for us does have some bearing on our investment in soccer.

Mr. Hart said I think you mentioned the operative in the keyword here, and that is a partnership. You have my commitment that we are partners, there is no question that since 2018 since David Tepper has been here that he has acted nothing, I think but a great partner and I know you would all agree to that. I think this is just another example of continued partnership for us to invest certainly this kind of effort into MLS. Our investment into Uptown Charlotte and our continued investment in Bank of America, which we continue to do. I think this is some evidence that you have our commitment that we are going to maintain a partnership here and a good one as well.

Mr. Driggs said I want you to know your presence here is important to us and it is valuable, so I don't mean to minimize that in the slightest, I just want clarity about what understanding we have in this new situation. I appreciate what you just said, and I think to a certain extent, we need to regard this as a down payment on a larger partnership in the future, and of course, soccer is something that offers benefits to Charlotte. Anyway, thank you for that.

Councilmember Eiselt said I'm not going to repeat because we've had the conversation and my concerns were along the lines of what Mr. Driggs talked about. I think in the original plan there was a more solid commitment to the area and to Uptown, and I understand you all are running a business. So, I understand that you've got to put the interest of the business first, but thus far you appear to be committed, Mr. Tepper appears to be very committed to being a partner with the City. So, to some extent, we have to kind of go on a wing and a prayer that is going to continue, but it makes it even more important than that, that Community Benefits Agreement is strong with the rest of the Eastland community. I can see, for example, the Elite Academy versus the Headquarters in some ways has more of a connection to the residents of that area. Soccer is very important to the International Community. I would hope that will build out that Community Benefits Agreement and always focus on the fact that we envisioned Eastland as an opportunity to really brand our International Community where it is. I remember Rachel Humphries, at the Migrant Center, talking about when people come here from other counties, they don't know where to go, they don't know where they belong. The Refugee Center, excuse me, and so we have talked about East Charlotte as really the center of our International Culture or International Lifestyle, so I hope that, and Tracy, this is for you too, I hope that this Community Benefits Agreement, because of these changes really strengthens what this plan is to that community and what are the commitments we've made to the

community so that they are included in all of these investments that we are making in Eastland.

Mr. Hart said I agree and Tracy, I'm sure can confirm this. The Community Benefits Agreement was not an afterthought in these discussions. This was a, I think, a pillar toward our collective intent, the Crosland folks, Tim and Peter and Tracy and Tepper Sports, so we had a lot of discussion about this. I think when we execute that and when we get down to the details of the Community Benefits Agreement, it is going to address and solve a lot of the issues with respect to the diverse community and a lot of the issues with the community out there, and how it integrates to this project. I have no doubt that we are going to deliver on that, all of us will.

Ms. Eiselt said okay, thank you very much.

Councilmember Mitchell said Mark, I'm going to take you off the hot seat and bring Tracy back up. This is for the entire team, so first of all to Crosland Southeast. It has been a long time, but we really appreciate your being a true partner and persevering. I remember when we had the four groups come in this same room, Room 267, and give the presentation. It was kind of unique for us because we had all the presentations made publicly. So, to your team Tim, I appreciate it, and I want to give Crosland a shut out because before we set the MWSBE goals, they have already shown their commitment to it. They hired D. Wilson Agency to be part of the community outreach, and we really appreciate that. Mark, thank you for having the Elite Academy Headquarters at Eastland. I think when you look at our International Community, and this is one sport they have really embraced and I'm not going to steal all the thunder for D-5, but I will tell you, when we talk about the transformative project on Eastland, having Tepper Sports as a part of it is really special.

Tracy, can you go to slide #39, I think is the most telling slide. This, Mayor and Council I hope you realize is a powerful slide. One, it talks about our commitment to what we want to achieve in the very beginning, and if you look at the process, Tracy is right, this project has been going on for about 30-years, since 1975, but with community input, we have checked almost every box and included arts and community and the local community building. I guess the point I'm trying to make is when we engage with our community, we are committed to a vision. We want to make sure that the residents in District 5 feel very special about what we are going to put out there. So, staff, thank you, our partners thank you for making this community feel good about this project.

Councilmember Graham said I am very, very excited; as a young person I worked in Eastland Mall at Webster's Men's Wear and you probably know that, yeah, I was a mall rat, so I know that the community back then looked like. I know the pride, the tradition, the impact that East Charlotte has on our community, and this project, notwithstanding the changes, I believe will provide the type of impact necessary for that community to thrive. So, I'm really excited that we are here; I'll be more excited when I see Crosland and the others put a shovel in the ground to kind of get things started and I think Ms. Eiselt said it right, we really have an opportunity to create an International District, International Corridor, Albemarle Road, Central Avenue. Going as wide as Bojangles Arena to really kind of brand a section of town with this type of development. So, I'm really excited.

Mark, I heard what you said, too, with Councilmember Driggs, want a long-term partnership, and this Councilmember, notwithstanding, I know exactly what I'm voting on, I can't separate the two, football and soccer. We've had conversations in reference to what I believe is a true partnership with Tepper Sports. Charlotte is a professional sports community, football, basketball, PGA golf, and certainly football is a major part of that, although the Stadium is in District 2, this is a regional type of efforts in terms of an Entertainment District uptown. This is beyond a District, it is for the good of the City and all the Towns and obviously, the Panthers are good for the City, our community, and our region. I too wish there were two more yards on that guy's foot yesterday, but that is another story. Thank you very much, I look forward to the project, the partnership, and the participation.

Councilmember Newton said I wanted to start by just thanking the entire team for your hard work on all of this. This has been a long endeavor, countless meetings, lots of planning involved here. I think when I was first elected as a Councilmember, there were numerous discussions about this, and we were still figuring out how we were going to pivot away from the ghost of Burt Hess back in those days. It is really remarkable how far we've all come, granted in about a three to three and a half-year period, but nevertheless, to be where we are and in light of the events of this year is very much remarkable. Thank you so much and kudos to all of you.

I just wanted to touch on a few points here. During that process of community engagement, we heard a lot of ideas and there were many people coming from many different perspectives, and I think there were certainly times where we questioned how much we could actually deliver on. I look at this project and I can't help but think that this development here has a little bit of something for everyone and at the same time a whole lot of something for the entire City of Charlotte. The tremendous return on investment here, and I think there was one slide that showed a return of 7.3 to one and I think that means certainly for us in District 5, this represents a development that is vibrant, that captures the spirit, the identity of what Eastland was for us, that creates an identity and at the same time is a reflection of the cultural diversity and the new character of East Charlotte. Mr. Graham mentioned an International Corridor, and I think we have been talking about that for a number of years, and what that means, certainly for the citizens of District 5 and citizens of Charlotte, and how this gets us one step closer to delivering on that vision.

So, having said all of that, I am a big champion of this. I think it is probably because of some of the hard work involved. I want to thank all of my colleagues for your involvement in this process as well. I know that we aren't there yet, but I think so close that we are talking about another two-weeks out, but don't forget this is football too. It may be a different type of football than we are all used to, but it is still a big win, a goal that we are going to kick and score here on this. Let's make sure that we follow through on that kick. So again, thank you, everyone, thank you, team.

Councilmember Ajmera said I also would like to echo my colleagues in just appreciating the hard work of our staff. This has been going on for a long time, and this is the closest we've ever been. At one point we were supposed to have a ski slope and movie studios, so this is just so great to see that we are so close to actually building a catalyst, not just for the eastside, but for our region. Certainly, I am really excited to see this has come a long way. Tracy and Mr. Manager, certainly appreciate your leadership on this along with Crosland and Tepper Sports.

Some of the questions that I had around our public investment and how much leverage in private investment is one to seven. Those questions were already addressed earlier today, and I thank you Tracy for addressing those questions in advance. What I would like to see is really the branding as Ms. Eiselt alluded to earlier where we are really calling this Multicultural International Corridor. We don't really have that in our City, but really, this is an opportunity that we have for this branding with this catalyst. So, if we can sort of weave that into our overall planning that will be great and that goes right along with our checklist here to unify our local communities this is so multicultural and international and diverse.

I would also like to see a long-term partnership with Tepper, and I understand that we will be seeing something in the future. What I really like about this proposal is that this funding for this redevelopment does not come from our general fund, especially when it comes to the Tepper Sports component, because that doesn't take anything away from our housing, from our safety, or our transportation projects. So, we are really building economic opportunities while also building our tourism dollars while leveraging some of our hospitality funds, and that is crucial in building economic opportunities, especially in all parts of our City. I appreciate that and I look forward to really seeing this under construction very soon. I think the eastside has been waiting for this for a long time.

Mayor Lyles said are there any other questions for the staff or for the development team?

Councilmember Bokhari said thank you all very much and I'll just say one thing; watching all of this unfold over the last couple of years, particularly the last couple of months, I would just start by saying I truly believe that all of these parties are working hard together and in good faith and that is all you can ask for in difficult times like this. When you look at everyone, aside from the City, and we know and have talked about our own woes, to see Crosland hanging in there, sticking with the affordable housing commitments and everything, I think that is an amazing thing. But I think we all need to keep in the back of our minds the real estate and development industry is changing and those changes are not fully comprehended or done being known yet. The same with Tepper Sports, you guys have just been doing what in my view was a great job to maintain what commitments you can to the Eastland side of the contemplation that we have been going on, but your industry is in turmoil too. We understand that we get that, but we also get that just like Crosland in real estate, you've got a whole bunch of turmoil yourselves to be looking at and your focus is on two franchises and a Stadium and a lot of other things as well. I just start by saying I appreciate you guys for all those things as well as the staff and Tracy and the team.

I think the thing we really need to keep in mind here is this is a different deal; this is not the same deal that we were having a conversation about before, and it is only in my opinion a bad thing if we don't embrace that. If we go back and try to squeeze in all the old components of the deal and say well, this is it and we kind of did it and we checked this box with this and vice versa, I think the community is not to feel fulfilled in that. I think we are just going to be confused. So, with that being said, we started this very simply with soccer. The deal was brought to us and the conversation started with soccer and we said alright, well there needs to be more to it than that and that is when we started talking about can we figure out football there? What does the Entertainment District look like, and then Eastland? I think everyone fell in love with Eastland and everyone wants to do the right thing, but I think we all also need to remember we were looking for a solution to another problem we had. If we go forward with this new deal together and say, alright, the world has changed, soccer has changed, timelines have changed, what do we need to do to ensure we get the biggest bang for our buck holistically in partnership with Tepper Sports? Tracy, I think you have been doing a great job so far on that, we just need to bring it over the finish line, I think we will hit the mark. But most importantly to this conversation tonight Eastland, Eastland requires a very powerful magnet in order to restart that system, and we have had, I guess, just like the best way to say it is a frustrating decade with Eastland. Have we made mistakes? Sure, we've definitely made mistakes, but I think the punchline right now is if there isn't a magnet inside there, no matter who is happy about what, it has a regional draw to it that restarts that beating heart pumping the blood through all of those veins, there is no victory for us. It will seem like a victory when we shovel the ground or when we cut the ribbon, but if we are back in this situation the fourth and fifth time Tracy is doing her bids in the City ten-years from now, then we won't have solved the problem. I only mention that, that we can't get excited thinking about the first deal and saying okay, well it is still a thing if we haven't really figured out what that draw is going to look like holistically. That is not a critique of any individual party, it is a problem statement that I think we all need to solve. You guys are well on your way thinking about it, but I'm not convinced we are fully there yet. I appreciate the continued work.

Mayor Lyles said thanks to everyone for the comments. I want to say thanks to Crosland, Tim, thank you, Mark, thank you, and it is always good to see you. It has been almost two-years it feels like. A couple of things that I want to say is that I have heard all of these comments and they are exceptional from the Council, but I think Mr. Bokhari said that we needed a magnet. I remember that magnet was an ice-skating rink, and when you think about a Youth Academy with kids coming in from all over, it seems to me that we've gone from a discussion of not just a neighborhood revitalization project, but one around amateur-sports that is really going to hit away. How many of us have either gone out with little people running around like their little fish in the tank playing soccer to those that actually play at a collegiate level of even going into the national opportunities to play soccer? So, the world is changing, and I'm glad that we didn't make some of those decisions about Eastland. I can't imagine a soundstage sitting out there now, but I think that was the first proposal that I participated in. But today, I think we have something that,

as Mr. Mitchell said, a checklist for success. I feel like we've done a lot, but I want to say one actionable item, I think this is really important.

Mr. Newton, I have been saying this since John Autry was the Representative, I don't know why we can't put up a sign that says International Way. We don't have to change the street name, but we need an International Way. Mark, I would love to have Charlotte football banners underneath International Way, Charlotte Youth Soccer Academy, whatever we are going to be doing sooner than later because we need to show folks that we are serious about this deal. I know that it is on the schedule for November 9th to be voted on, so you've got a little bit of time to design everything, but it is time. It is just time. I know Mr. Bokhari ended with a question, but I think that the idea of having Youth Academy and soccer with the opportunity for young girls and boys out there is a phenomenal way to have a magnet. So, thank you very much for what you are doing. I look forward to continuing our partnership, we are going to continue to work with Tepper Sports. I'm excited about the Entertainment District and the path that it leads us to, so thank you very much.

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ITEM NO. 6: CLOSED SESSION

There was no closed session.

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ITEM NO. 7: PUBLIC FORUM

Bus Lane Pilot Program

Heather Ferguson, 6031 Hanna Court said I've lived on just a few turns off Central Avenue and Sharon Amity Road, near Eastland Mall site for just over 20-years. Prior to the pandemic, I commuted down Central Avenue every weekday morning during rush hour traffic to take my two children to school because they attended a charter school [inaudible]. I also traveled that road at other times of the day. Even during this time of lighter traffic, the bus lanes are creating unnecessary congestion back-up [inaudible] and post-pandemic it will be a nightmare. Additionally, if the Eastland site is redeveloped as we just saw has incredible [inaudible]. The traffic volumes on Central Avenue will increase further and bus lanes only serve [inaudible]. The bus lanes on Central Avenue take up 50% of the driving space and if fully implemented, we span four-miles, producing one of the most traveled roads in Charlotte and the main artery to and from uptown to a one-lane road in each direction. The data speaks for itself. Pre-pandemic Central Avenue average 4,800 bus riders [inaudible]. Meanwhile, 21,000 to 28,000 cars commuted each day on Central Avenue, many with multiple occupants, like me, taking my kids to school and in situations where commuting by bus is not feasible. Nor should citizens be forced into riding a bus because the City has made the roads so dysfunctional. Given that the buses on Central Avenue were already running on schedule and with the highest frequency of anywhere in the City every 10 to 15-minutes, it makes no sense to put bus lanes on this road [inaudible] traffic problems. Even the Central Avenue bus riders I have spoken with are completely baffled by this proposal.

If faster bus service from Eastland to uptown is a priority, why not restore the dedicated bus lanes on Independence Boulevard? Now that the Hawthorne Bridge is finally nearing completion it could easily be put back into service with no impacts on car travel and it still costs taxpayers. Plus, I'm hearing over and over again from would bus riders that the bus stops are simply too far from their home and this is what is preventing them from riding. Unfortunately, the City's survey on this topic is poorly designed, [inaudible] this kind of valuable feedback and will instead produce skewed results. Lastly, in response to my e-mail several weeks ago, CATS Director, Mr. Lewis spoke, and I quote, "traffic signal timing can be adjusted to mitigate any adverse traffic impacts". With all due respect, that is simply not realistic. For example, traffic already backs up significantly on Sharon Amity Road during rush hour and cars [inaudible]. Adjusting the timing of traffic lanes simply

moves the problems around. It in no way compensates for the loss of half of the driving lanes on a big thoroughfare. Dedicated bus lanes can be a great thing for bus riders [inaudible] but only when they are located in the right place and Central Avenue is not the right place.

Heather King, 1735 Progress Lane said I'm a Charlotte native, I have lived in Charlotte my entire life and I am also a local business owner. I have lived on Central Avenue between Eastway Drive and Sharon Amity Road for 35-years, which brings me to the reason I am here today. I, and a large percentage of my neighbors, are furious about the dedicated bus lanes on Central Avenue for these reasons. Firstly, the City's lack of transparency and objectivity. I, along with my neighbors, feel like the bus lane survey is biased towards bus riders that would lead to a preconceived result and prearranged outcome. The survey is inadequate and misleading. Councilmember Julie Eiselt responded to my e-mail last week concerning dedicated bus lanes and stated that concept is what she is pushing for. This concerns me for many reasons because while running for re-election she said she represents the will of the people and the voices should be heard and she will enact policies that reflect the will of the people of Charlotte, which should include East Charlotte. But sadly, I am heartbroken to hear that certain Councilmembers, which may include the Mayor of Charlotte, feel this way before any of the data has been tallied and the entire six-month run of this pilot project has reached completion. I hope others and City Councilmembers will wait for the data and listen to the community before casting their votes. Secondly, the citizens of East Charlotte, especially those of us who live on Central Avenue, Eastway Drive, and Sharon Amity Road, were given a one-week notice before implementation of the bus pilot. So, it was voted nine to eight and took effect 20-days later without getting any opinions or engagement from the community. We, the people should vote on this issue. Thirdly, what is the goal of this pilot project, what problems are C-DOT (Charlotte Department of Transportation) and CATS trying to solve? We Charlotte voters passed bonds in 2014 and 2016 to provide a Gold Line Street Car and light rail, which to my knowledge was approved. We east siders want what we were promised, not more buses. Fourthly, the City cannot force a mandate on vehicle drivers. This would be an overreach of elected official's power. I'm not against buses and ridership, but most of my 28205 neighbors are against taking lanes away from vehicles. The City's negligence, failing to acknowledge alternatives such as adding more bus stops or electronic directional signs to ease heavy traffic during rush hour, such as what has been in use on 7th Street to move buses and other vehicles along quicker for years. [inaudible] in my opinion and used as a guinea pig or experiment poorly treated, not communicated with property and given scraps which forces us to fight for the agenda, like myself, we want, deserve and paid for. Lastly, there are other alternatives to be explored. Why force a square pet into a round hole?

Wealth Gap in Charlotte and Law Enforcement

Kirsten Hash, 5409 McChesney Drive said I am a senior at Mallard Creek High School. I was inspired to speak today because recently I was actually able to speak to Councilmember Braxton Winston and Teresa Carey in my seat on the Charlotte Mecklenburg Youth Council. I thank you both for speaking with the teens on the call as we discussed the technology divide that is in Charlotte and a number of other issues involving inequity within the City. I wanted to continue to correspond with the City Council because unfortunately, Charlotte is facing a number of issues that are historically based and still perpetuated through Charlotte's policies. Tonight, you are voting on measures that [inaudible] duties of CMPD (Charlotte Mecklenburg Police Department) and I commend you all for this. I also encourage you not to stop there as there is so much work to be done in that space. The main reason I am here is to remind the Council that Charlotte owes its minority communities a substantial debt. This debt was a mask of decades of intentional policies that barred minorities from opportunities, as I am sure you all are aware. In the mid-20th century, the United States went through a period of incentivizing white families to buy suburban homes. Meanwhile, they not only barred minority families from attaining these homes, but they also destabilized these communities in the process.

In Charlotte, for example, the neighborhood, Brooklyn, which was home to thousands of black residents and black businesses was raised from 1960 to 1967, which displaced

over 1,000 black families and closed a portion of their businesses. From there residential and educational segregation led to the lack of socioeconomic mobility in the City and the increasing racial wealth gap. This problem has only been exacerbated by the COVID-19 pandemic, and it is unacceptable that the supply of affordable housing in the City is decreasing while the demand is increasing. It is unacceptable that historically black neighborhoods like Brookhill are struggling to ensure that their residents aren't displaced and neglected due to rising rents without proper financial protection. Therefore, you all are in a critical position to determine the path the City takes to mend these wrongs. Any inability to actively invest in marginalized communities simply adds to the growing plight in the City. I am aware that you all have spent the past few years investing in affordable housing through the Charlotte Housing Opportunity Investment Fund, but the work must continue. For too long, disenfranchised groups in Charlotte have been overlooked in the name of urban renewal and economic development, but the City can no longer afford to do this. Instead, these conversations must be had with vulnerable groups at the center.

Charlotte Douglas Airport

William Gonzalez, 1900 Cross Beam Drive said I am the Secretary/Treasurer of Unite Here Local 23. Our Union represents about 1,300 Airport concession workers at Charlotte Douglas Airport. I am speaking before you today to discuss a situation with employees at HMS Host (Host Marriott Services). About 700 to 800 of the 1,300 employees are currently on layoff. Those employees are currently protected by the 12-months recall process in our contract. Obviously, with the unprecedented COVID-19 pandemic, 12-months is not going to be enough. We have reached out to HMS Host to request to extend this another 12-months, so those employees have 24-months of recall rights. Their answer was no. Keep in mind, extending recall rights does not cost Host a single penny. All extending recall rights does it simply means that when the work returns, they give the workers that were already there the first opportunity to come back. Many of these workers who live in Charlotte are residents of this City, pay taxes, and are given 20 to 30-years representing the City in that Airport. When guests and tourists come to Charlotte those are the people that welcome them and all they are saying is that because of the pandemic, they want to make sure that when the work is back for their jobs, they get the first opportunity to come back. HMS Host is trying to deny them that. So, we are asking for your support because we believe the Host position does not represent the values of our City. It does not resent the values of a partnership and we are asking for the City Council; the City of Charlotte does own the Airport. The host has a lease with the City of Charlotte; we are asking the City to express very clearly to them that they don't support displacing workers in the middle of a pandemic. Workers that have been long-term employees and worked hard and there is no economic impact on that employer. The host is putting every one of those workers on layoff by not extending this 12-month recall they are putting them under threat of being permanently displaced and that is just wrong. We are asking for your support and we will be keeping you updated on this campaign as it moves along.

Mayor Lyles said Mr. Gonzalez, you should hear from Haley Gentry; we are trying to figure out where this fits in your agreements, and you will hear our Airport staff follow up with you this week.

Traffic Problems with Bus Lane

Heather Fraley, 4623 Carriage Drive Circle said sorry, I've never done this before because this is a very high time for me right now. I'd like to take a minute or two and talk to you guys about the bus lane on Central Avenue if that is possible. I've been living here, I bought the house here in 2007 and I love Charlotte. The temperature is wonderful. First of all, I would like to complain. I and all my friends, even the business across the street, the mechanic, he is [inaudible] he is even like, oh no Heather it is terrible. But more drivers are coming because the apartment complex is coming in down 277 and down Central Avenue. You guys are all familiar with the way those beautiful buildings are blown up. It has made Central Avenue so busy. To have a designated bus line to me is absolutely crazy and I'm from New York, but the thing is, and someone had mentioned previously, why don't they just do what they did I believe on 7th Street where they have the desired

bus lane with flashing? That seems a little bit more accommodating to the people of the area. I understand you guys have beautiful big dreams for Eastland Mall and I think that is great, but it is going to cause more congestion as well as you have people who just get ticked and they cut people off and they are just driving in that lane.

So, to have a desired designated pass for buses, which, by the way, are usually annoying to people anyway is really, really, it is discriminatory, and it is also causing more road rage. You are ticking more people off. I drive Central Avenue several times a day, I work part-time at Lowe's, but I'm, just simply saying my family drives on it, my best friend, my husband, works at Harris-Teeter. Anyway, I'm just saying can you guys please for a minute; I know you drive on Central Avenue, next time you are on it go like wow, wouldn't this be nicer if it was just one flashing a bus will come by because they do come by every 10, 15, 20-minutes and nobody is mad at them when they come by. But still, let other people commute it instead of causing something that will tick off others. Does that make sense?

Mayor Lyles said that is the end of our Public Forum tonight, so all of you should get a response where they are appropriate from the City staff sometime soon.

The following persons submitted written comments regarding this item pursuant to S.L. 2020-3, SB704. To review comments in their entirety, contact the City Clerk's Office.

Bethany Garbini, bethanygarbini@gmail.com

Dawson Hancock, 1425 Pecan Avenue #3

Emily Boone, boone.emily@gmail.com

Luanne Kirkland, luannek1@live.com

Chris Danis and Maureen Gilewski, CharlotteEast's Transportation Committee

Meg Fencil, meg.fencil@sustaincharlotte.org

Nancy Pierce, 1637 Flynnwood Drive

Phil Southern, filsouthern@yahoo.com

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CONSENT AGENDA

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to approve the Consent Agenda as presented.
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The following items were approved:

Item No. 16: Citywide Staff Augmentation and Recruiting Services

(A) Approve contracts with the following companies for citywide staff augmentation and recruiting services for an initial term of three years: Acara Solutions; Access Services, Inc. – (MBE, SBE); Accounting Principles; Allegiance Staffing, Inc. (WBE); Alliance of Professionals and Consultants, Inc. (MBE); Apex Systems; AppleOne Employment Services; BCForward (MBE); BSI Solutions, Inc. (MBE); Collabera; DataStaff, Inc. (MBE); DatRose, Inc.; Eliassen Group; Ettain Group, Galore Creative Staffing (MBE, SBE); GoodWork Staffing; InsightGlobal; INT Technologies; Jennifer Temps, Inc.; Logiksavvy Solutions (MBE); Manpower Group US, Inc; Randstad North America; Rapier Solutions, Inc. (MBE, SBE); Search Solution Group; Service Tec International, Inc. Sherpa LLC; System Tec; TAD PGS Inc., dba Modis GS; Tahill, Inc. (MBE); TECHEAD (WBE); Vaco; 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.

Item No. 17: Construct City Cemetery Projects

Approve a contract in the amount of \$1,491,621.30 to the lowest responsive bidder Kemp Sigmon Construction Co., Inc. for repair and maintenance projects at the city's cemeteries.

Summary of Bids

Kemp Sigmon Construction Co., Inc.	\$1,491,621.30
Red Clay Industries	\$1,726,998.13
OnSite Development	\$1,881,663.97
DOT Construction	\$1,997,540.80
Blythe Development Company	\$2,289,006.00

Item No. 18: Construct Country Club Drive Storm Drainage Improvement Project

(A) Reject the low-bid submitted by Nassiri Development, LLC for the Country Club Storm Drainage Improvement Project, and (B) Approve a contract in the amount of \$998,328.80 to the lowest responsive, responsible bidder Husky Construction Corp. for the Country Club Storm Drainage Improvement Project.

Summary of Bids

Nassiri Development*	\$ 988,154.75
Husky Construction Corp.	\$ 998,328.80
Mountaineers Contractors	\$1,107,982.45
United Construction Co., Inc.	\$1,163,533.20
Onsite Development, LLC	\$1,175,454.10
Eastern Structures, LLC	\$1,218,142.10
Dane Construction, Inc.	\$1,278,384.68
United of Carolinas, Inc.	\$1,295,802.75
Zoladz Construction Co., Inc.	\$1,424,515.75
Sealand Contractors Corp	\$1,426,813.05
Dellinger, Inc.	\$1,451,463.30

*The low-bid submitted by Nassiri Development, LLC did not meet the criteria to be deemed responsible for this project.

Item No. 19: Contaminated Soil Disposal Services

(A) Approve unit price contracts with the following companies for contaminated soil disposal services for an initial term of three years: Chambers Development of North Carolina, Inc. d/b/a Anson Landfill; Republic Services 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.

Item No. 20: Airport Air Filtration Products

(A) Approve contract amendment #2 with United Air Filter Company for the purchase of air filtration products, 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.

Item No. 21: Bank Services

(A) Authorize the City Manager to negotiate and approve a unit price contract with Bank of America for Banking Services for an initial term of five-years, (B) Authorize the City Manager to negotiate and approve a unit price contract with Wells Fargo Bank for Payroll Services for an initial term of five years, and (C) Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Item No. 22: Meeting Minutes

Approve the titles, motions, and votes reflected in the Clerk's record as the minutes of September 21, 2020 Zoning meeting and September 28, 2020, Business Meeting.

PROPERTY TRANSACTIONS

Item No. 23: Aviation Property Transactions – 4500 Ashley Circle/Billy Graham Parkway and West Boulevard

Acquisition of 15.148 acres at 4500 Ashley Circle and NW corner of Billy Graham Parkway and West Boulevard from Christopher A. Withrow (115-063-02); Jerry W. Withrow, Alan T. Withrow and Glenn A. Withrow (Trust) (115-063-03) for \$850,000, and all relocation benefits in compliance with Federal, State, or Local regulations for Master Plan Land.

Item No. 24: Aviation Property Transactions – 9129 Dorcas Lane

Acquisition of 0.667 acres at 9129 Dorcas Lane from Damila Rebollar for \$250,000, and all relocation benefits in compliance with Federal, State, or Local regulations. for EIS Mitigation Land South.

Item No. 25: Aviation Property Transactions – 8416 and 8502 Old Dowd Road

Acquisition 113-111-19 – Permanent Easement - 4,158 square feet (.0955 acre) Temporary Construction Easement, 11,129 square feet (.2555 acre) 113-122-24 – Permanent Easement – 5,927 square feet (.1361 acre) Temporary Construction Easement – 11,313 square feet (.2597 acre) at 8416 and 8502 Old Dowd Road from Thomas Concrete of Carolina, Inc. for \$11,550, and all relocation benefits in compliance with Federal, State, or Local regulations. for North End Around Taxiway.

Item No. 26: Aviation Property Transaction – 8520, 8531, and 8535 Old Down Road

Acquisition of 9,804 square feet (0.2251 acres) Permanent Easement, 23,054 square feet (0.5293 acres) Temporary Construction Easement at 8520, 8531, and 8535 Old Dowd Road from SteelFab, Inc. for \$12,325, and all relocation benefits in compliance with Federal, State, or Local regulations. North End Around Taxiway.

Item No. 27: Aviation Property Transactions – 9407 Snow Ridge Lane

Acquisition of 0.629 acres at 9407 Snow Ridge Lane from Rahul Bhushan for \$202,000, and all relocation benefits in compliance with Federal, State, or Local regulations. for EIS Mitigation Land South.

Item No. 28: Property Transactions – I-85 North Bridge, Parcel #6.1

Acquisition of 12,192 square feet (0.28 acres) in Post Construction Controls Easement at 605 Doug Mayes Place from Sams Real Estate Business Trust for \$43,900 for I-85 North Bridge, Parcel #6.1.

Item No. 29: Property Transactions – Tryon Street – 36th Street Streetscape, Parcel #14, 15

Acquisition of 511 square feet (0.012 acres) Utility Easement, 362 square feet (0.008 acres) Sidewalk Utility Easement, 3,995 square feet (0.092 acres) Temporary Construction Easement at 3115, 3211, and 3215 North Tryon Street, 3217 and 3221 North Tryon Street from Ashrafi First Enterprises Inc. and Behrouz Ashrafi for \$22,800 for Tryon Street – 36th Street Streetscape.

AWARDS AND RECOGNITIONS

ITEM NO. 9: CHARLOTTE WOMEN'S SMALL BUSINESS MONTH PROCLAMATION

Mayor Lyles read the following proclamation:

WHEREAS, women-owned small businesses are an economic engine and own 40% of all U.S. businesses, employing 8% of the private sector workforce; and

WHEREAS, the Charlotte metro area ranks #1 for women-owned firms for growth in the number and economic clout; and

WHEREAS, approximately 92,500 women-owned small businesses in the Charlotte metro area are generating \$13.3 billion in sales and employing 70,000 people; and

WHEREAS, the City of Charlotte values local women-owned small businesses and celebrates the diversity of ownership and goods and services they provide as well as the contributions they make to our community; and

WHEREAS, October has been designated as National Women's Small Business Month to celebrate the achievements of women business owners; and

WHEREAS, October was designated as Charlotte Women's Small Business Month to celebrate the achievements of women business owners in the Charlotte region:

NOW, THEREFORE, I, Vi Alexander Lyles, Mayor of Charlotte, do hereby proclaim October 2020 as

“CHARLOTTE WOMEN'S SMALL BUSINESS MONTH”

in Charlotte and commend its observance to all citizens and urge all citizens, businesses, and community organizations in Charlotte to join this salute to women business owners by encouraging and promoting the celebration of the achievements of all women business owners as they contribute daily to our economic, civic and cultural goals and livelihood.

Mayor Lyles said I would like to acknowledge our virtual meeting tonight, Trish Salmon, Advocacy Director for the National Association of Women Business Owners. Thank you very much for what your Association does to support women-owned businesses, as well as the women, owned businesses in our City.

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POLICY

ITEM NO. 10: PUBLIC FEEDBACK AND ADOPTION OF PROPOSED SAFE CHARLOTTE PLAN

Councilmember Egleston said I believe Mr. Jones is going to give the presentation and I will save my comments for the end, but this is something that has been, I think done in a very effective, but also a very official way. There was public demand that we do this work and we do it quickly, and I think that we also focus on both sides of what I view as the core mission of the Safe Communities Committee, which is improving our Police Department and also addressing the violent crime issue that we all know and see in our community. I think this will help us significantly on both fronts and I think the progress that has been made and policies that have already been either put forward by the Manager, put forward by the Chief, or adopted by this Council in the last four to five months is genuinely very impressive and I think it is an area that I think we have worked well together as a team and a unit. I am very proud of it and very appreciative of all the work that went into it. Mr. Jones, if you want to give a presentation, I know we have a long list of speakers and I'm sure we will have questions and comments from plenty of Councilmembers too, so let's get started.

Marcus Jones, City Manager said while I do not have a presentation, I'll just do a quick recap from where we started and where we ended. We really go back to May of 2019 where the Mayor reached out to the Bloomberg Foundation because we were having an issue in terms of crime in the City. We started to partner, not only with the City starting to partner with the County, and we came up with violence as a public health crisis and we begin to work together. It was a part of the January 2020 Strategy Session, we went into the Annual Strategy Meeting and we came out saying that we were going to focus on violence as a public health crisis.

As we went through the budget process we started to have, much like many cities across the country, questions about our policing and whether or not we were really looking at policing in a way that was really community-focused. We did something a little different than many cities across the country and we actually engaged our community and asked the community to help us during this 90-day journey. We are at the point tonight where we have an opportunity for the public to opine again on what we call the SAFE Charlotte Plan if you will, which is available online. I believe each one of you have a copy of this at your desk. While it is more than just what I would call reimaging policing, it is an effort by, not just the SAFE (Safety and Accountability For Everyone) Communities Committee, but every Committee on Council provided input to this document.

I would like to say that the big six takeaways, if you will, the recommendations are to provide \$1 million from the City's current budget to help Charlotte-based non-profits address violence in the community, to work with an external partner to develop comprehensive recommendations to convert lower risk sworn duties to non-uniform units, to also work with an external partner to provide an independent analysis in an area such as Police civilian contact and Police calls and responses to expand the Community Policing Crisis Response Team, and to develop a non-sworn Officer responder model for mental health and homeless calls, to also engage a university or independent organization to evaluate selected youth programs on an annual basis, and lastly, to enhance recruitment efforts and provide additional residency incentives to Officers living in our priority areas, including down payment incentives.

So, again, while these six recommendations don't explain all that we've been doing over the course of the last almost 18-months, I believe that it is a starting point and we are very excited that we had an approach that was, not just from the staff, but also the Council and the community. Lastly, I would like to say that we have a strong desire that you accept this tonight or that you approve it tonight because we've already put a team together that includes CMPD, it includes our data and analytics, my office, Housing and Neighborhood Services, Strategy and Budget and Finance, and they are ready to begin the discussions on Wednesday. Our goal is not for this to sit on the shelf, but for many of the items to be approved within this calendar year or by the time we get to the summer. We don't have to worry about resources, the resources are there, and we are ready to go into action. With that said, Mayor, I will turn it back over to you.

Mr. Egleston said it is a separate vote, but I think it might also be worth having as part of the same discussion, Agenda Item 11.

Mayor Lyles said I think if anyone wants to address it, it is included in the report [inaudible] after the adoption. It is Item No. 11, which is amending Chapter 16, Article Two, Division Two of the Citizen's Review Board to update the ordinance so that the Board has the authority to hear complaints regarding alleged violations of neglect of duties, which includes the duty to intervene. So, we will hear from anyone who wishes to speak on Item No. 11, which I don't have anyone right now. And so, we will go through the list that we have in the order, but if you feel like you want to speak to that issue, we would welcome that.

Mr. Egleston said as Councilmembers area making their comments, I think those two things are very much hand in hand in terms of advancing the outcomes of all of the work that we've done so, it might be appropriate to have those conversations as a Council in unison, even though the votes are separate.

Kass Ottley, 5112 Sunburst Lane said I had the opportunity of being on the Citizen's Input Group and while it was very hard work, I'm happy with the recommendations that we've come up with. My concerns are how are they going to be implemented, long-term implementation and I'm also worried about the timeframe because while we are talking about safety, we are up to homicide number 99. So, while we are talking about having the time and taking time, the more time we take, the more of our citizens are dying. So, I am extremely concerned about that. I feel like people are hearing us now for the first time and really seem like they are hearing us, but I'm wondering if that is because it is an election year. I really want to make sure that not only is the work done, but the fact that

we can sustain it and it is done in a timely fashion, the same way that we were rushed through this work and getting it right, we need to rush through getting it implemented because we can't wait any longer.

Every day we are having more and more homicides and the people are getting younger and younger and we have to do something at this point. This is an opportunity for the community to feel like the City Council is really hearing them and really wants to work on doing something for the most marginalized and the most ignored communities in the City where most of these crimes are taking place, so that is my concern. We didn't come this far to not get these recommendations passed. Also, I am concerned about the \$1 million being set aside. We've had money several times in the City go to organizations, but I just want to make sure it goes to the organizations that are doing the work, that has been doing the work and have boots on the ground and not just organizations that show up to check that hasn't been doing the work. We have a lot of excellent organizations here, people have been doing work in all of these communities for years and most of the time they are overlooked when it comes time to have a seat at the table, to be in the building, and have their voices heard.

Corine Mach, 2317 Sonoma Valley Drive said thank you for this opportunity. I like Ms. Ottley, was on the Charlotte Community Safety Committee and I first want to thank Federico Rios for his leadership, he did an excellent job. I'm speaking today because I am concerned that we will go back to the status quo, that we will do minimal workaround Police accountability, and not look at the real issues that directly affect our communities every single day. As Ms. Ottley said, which is a very different conversation, we do have almost 100 black and brown people who have lost their lives due to gun violence. I think it is important that we begin to look at two aspects of the work that we are doing, which is Police accountability and how do we ensure that there is no longer any Police brutality or negative interactions when black and brown people come upon Police? The second part of that is how do we keep all of Charlotte safe and how do we deal with the rise of violent interactions? There are some groups in the City that are doing the work and I don't know what that work would look like right now because I know that there are groups that get money hand over fist on a regular basis and nothing has changed, which means something has to be done differently. What I will say to you is that I'm willing to partner with anyone and this goes beyond getting any funding, simply partnering to ensure that we really address issues that are going to be tangible changes and sustainable changes. Kass Ottley is doing the work on the ground, Kristie [inaudible] is doing the work on the ground, myself and some other people are doing the work on the ground every single day, but we are very rarely at the table and it is going to have to take every single one of us who are part of this City having some input in what the City looks like, not only today but also tomorrow.

Cindy Decker, 12800 Diamond Drive, Pineville, NC said as a member of the Community Input Group, unfortunately, I thought we would have a more complete comprehensive plan that would set aside all of Charlotte citizens, but I feel this plan is incomplete. As an example, Charlotte being a very artistically diverse City, whoever put together the black, white, and yellow of this plan kind of reminds me of crime tape. I'm not sure what happened there, but why not reflect the beautiful murals freshly painted around the City if we intend to make this look like our Safety Plan was written by the Black Lives Matter Organization? I don't know, it is kind of interesting. If we are going to fully reimagine policing, we have to go beyond editing the Police and taking things away. We need a list of what will replace those things. What are we going to do to strengthen, build, and lead in producing the best, most robust Police force in the nation? How are we going to increase the number of officers who reflect the communities they serve? One way is to have a degree program for the training that is crafted into a slate of college accredited courses. If they can have training that gets college accreditation and reflects the extensive new data and research on factors that contribute to violence, it would be an easier way to justify a great salary reflecting hazard pay and recruit Officers easier and restore this profession to a highly esteemed and respected career that children want to group and be. The Community Input Group all agreed this process was rushed, so I'm asking that you do not vote on this plan tonight and give it more time until it is fully balanced.

Mayor Lyles said if you would like to send all of your comments by e-mail to the City Clerk, we will get the balance of your comments in the record.

Robert Dawkins, 1817 Central Avenue, Suite 211 said I would like to thank the Mayor and Council for the opportunity to serve on the Safe Community's Input Group. Thank you to Councilmember Watlington for creating a space for the first group of community residents to lend our knowledge to help the City reimagine policing here in Charlotte. I would be remiss if I didn't give credit and thanks to Federico Rios who worked hard to bring structure to a process that was not clearly defined in the beginning and ensuring that everyone's voice is heard.

It is my hope that the Council will adopt all of our recommendations. How we have reimaged Crisis Response Teams, incorporating clinicians into the model instead of Police and our recommendation to move \$1 million of City budget funds to community groups working on violence prevention, create synergy between reimaging policing with our work on reducing violence in Charlotte. I hope the Council will vote to conduct an external review of CMPD's policies and procedures to continue the good work that was done by the Budget Committee and find more ideas to replace Police calls for service while making CMPD more efficient and able to concentrate on true policing. When I look at the items listed that we would like to see it added to our Legislative Agenda like subpoena power for the Citizen's Review Board and eliminating cash bail, I hope that you will work with likeminded cities like Durham, Raleigh, and Fayetteville City Councils to present a unified push which will be needed to get it through the General Assembly. Again, thank you for your time and the opportunity to serve here.

Rodney McGill, 5835 Executive Center Drive, Suite 101-1 said I want to echo what Ms. Ottley said, I want to echo what Corine Mack said, I want to echo what Robert Dawkins said, and also, I want to just lead this Committee, I want to leave this though from this Committee that the process is always going to be something hectic when it is an emergency and it is an emergency right now. I want the Council as they take the recommendations that were given by all the different people and all that you've heard since [inaudible] specifically from September 26th at that Council meeting [inaudible]. I just want each one of you to understand that the grassroots community organizers are building, are addressing housing, are addressing the violence, and using the resources that we have to make our community better. So, as you go to your meeting and you talk with each other, just remember it is about efficiency and effectiveness. If we are changing the numbers, what are we really doing? Let's not get caught up in the process. I appreciate where we are right now, I'm very optimistic and that is what I really had to say.

Meko McCarthy, 1101 Tyvola Road said I had the opportunity to be on the Safety Committee as well, and I want to thank you guys for putting it together. I really want you guys to consider a lot of the recommendations and I want to piggyback on a few things that Cindy Decker said. She is a little bit pro-policing and getting a lot of different things. I feel like if there is more accountability with Officers when they have that problem when we can look at the fact that we are at a high with a lot of these recent shootings and killings and things like that. So, we need to try to with a lot of these people in the community and implement the right things that are going to be effective for the community. There are a lot of grassroots organizations that are out here doing a lot of different things, but we are not running in front of the bullets. That is true, we are doing work in the community, but we are not doing the cure violence type of work where we are running from bullets. No Police Officers are running from bullets, they are killing people that are unarmed. So, we really got to look at the elephant in the room. I'm just asking that you all accept the recommendations.

Geoffrey Alpert, 1900 Heyward Street, Columbia, SC said I am a Professor at the University of South Carolina and was a member of the Community Input Group as well. I just want to add that many years ago I Chief Nowicki and Chief Stephens craft some of the original use of force and pursuit policies in Charlotte, even though I am a South Carolina resident. I spent a lot of time up there working with them and I want to make a few comments from what we did and from what people have said tonight as well as look at the larger point of reimaging public safety. My comments and observations are going

to be based on the evidence I have collected and the research I have done over the 30 plus years of doing Police research. I want to point out a few things that I think would help the Charlotte Mecklenburg Police Department, things that they are doing and doing pretty well, but can always be looked at in a little deeper way.

First hiring, when we heard from the Department, we heard a lot of issues of how they recruit and hire, but I think it is important to do a comprehensive review of their recruiting and hiring strategies and they are testing to see who they are bringing in, who they are recruiting and turning into Police Officers. The comprehensive review of policies is always important. As the world changes, we've got to make sure policies change and number three would be meaningful training, which is based on the policies. I think it is really important to understand how policies turn into street work and it is done mainly, at least the first part through training at the Academy and into the field training. Part of that is looking at the training curricula and the delivery of the training in the Academy. Number four, it has been mentioned tonight that the duty to intervene absolutely critical. I think we set up a meeting with ABEL, it is a group of Georgetown University that specializes in this and I think looking at the duty to intervene and requiring it is a critical part of law enforcement.

Mayor Lyles said Professor Alpert, you will have to send the rest of your comments into the City Clerk and we will include them in our discussions as well.

Cedric Dean, 11922 Harris Pointe Drive said I've e-mailed every last person on the City Council a copy of a comprehensive proposal that is guaranteed to reduce violence. I've asked the Mayor to meet with me, and the Honorable Mayor, you declined to meet with Stephanie Mills and myself, who wanted to sit down and help you reduce the piece. I've asked Marcus Jones to meet with me, he has declined. He came in and told Velva Leak's Committee that he would put together a comprehensive plan that would include us and give us a voice. He did not give us that. I have e-mailed today, Charlene Henderson and myself [inaudible] We e-mailed today a very comprehensive plan, we have not seen one that can match it. We can do everything that Cure Violence can do, and what I'm asking you today is to postpone any decision before you give a person like me, who used to rob and shoot drug dealers, but I've stopped it today. I wasn't allowed to be at the table. I can tell you, guarantee, how to stop the violence and it takes jobs. So, I'm asking you that you give us that opportunity to do that.

Eileen Paul, 4131 Conway Avenue said thank you Council for hearing our voice. We, the people of Charlotte who are in fact the majority do so, reject the proposed SAFE Charlotte Plan. The CMPD is in full compliance with Eight Can't-Wait, one of only 10 cities to do so. That is a miracle; that is all we need. However, we could support much more robust investment in the Police Department to build them up physically and mentally, including training. We cancel every other listed proposal. We stand against the [inaudible] an extremely racist and anti-American organization. We stand with our founding fathers, the Constitution, and the Bill of Rights that grants freedom to all, not the suppression of our Police Department as you are proposing. Charlotte is a city on a hill with divine destiny and we look forward to fulfilling that destiny together. Please vote no to this proposal.

Mayor Lyles said thank you, Ms. Paul. I'd like you to take a minute to read about the founders of the Constitution and how they implicitly included slavery as something that they protected. So, when we talk about Black Lives Matter, I'm sorry, I just have to say that history brings us to this day and it is our history that has gotten us to this place, and we are just trying to deal with making sure everybody has an equal chance at what we are doing. I really wish that we could have another kind of conversation that's not so, these are demons, and these are not because I think all of us can look at each other and say that differently.

Kaitlin Leibowitz, 11306 Deer Ridge Lane said I do Street Ministry with the CMDC; I've taken part in the Bridge Ambassador Program and the CMPD Clear Workshop, and I know that as the leaders of Charlotte you join the Council with the intent to do what is best for our City. While I appreciate that I am concerned about some of the changes you would like to make that were mentioned in the CMPD report. The first is the intended

training for 2021. The questions that come to mind were who wrote each of the trainings you are considering implementing into the Academy? How long have they been used and what is the actual result in the cities that have used them? Taxpayers need to see the training under consideration before you vote on it. Second, is the universities or individual companies evaluating our youth programs, primary questions were who are you considering giving this responsibility to? Are they local, if they are not local why not? How do you decide who qualifies for this evaluation process and what happens to the current programs that we have in action?

When it comes to reducing CMPD's budget, I was looking at the mental health response and getting that up and going, I think that is an amazing idea, definitely something that is needed, however, if that is something that would need an increase in the budget, now a large decrease. I ask that you, our Council, show Charlotte's public who each of the organizations you want to outsource responsibility to are long before voting on the options. Let us see all the details and listen to our insights before taking those steps. Your decision truly impacts all of us and as you know, there are numerous communities in Charlotte where the crime is high, and they want more Police in their area. Defunding our Police will not have a beneficial outcome for our community. As a City we can make changes to help strengthen our Police Department as well as individuals, we can help our communities grow and have a positive impact on our fellow residents but by no means should we be defunding our Police. In closing, I would just like to point out that I have numerous friends who are living on the street and they greatly appreciate all that CMPD has done to protect them throughout what they consider normal life.

Mayor Lyles said Ms. Leibowitz, we are not defunding CMPD, we are not reducing or defunding, we are working on policies that address how do we have a safer community? I just want to disavow this idea that we are defunding the Police. We are not, and I wish that we could communicate in a way that people understood our intents and actions. But, defunding the Police is not something that is recommended in this plan.

Dorothy Sharp, 11306 Deer Ridge Lane said I'm a volunteer also with the Charlotte Mecklenburg Dream Center on the Friday Night Street Ministry Team. I am an ambassador with Bridge the Difference and recently completed a clear training with the CMPD, which I think is an amazing process to get a view of what it is. I support CMPD and the Police Officers and would really like to make sure that whatever we are doing is really in support of that. Two things, recommendation number six, living in the communities where Officers work to provide the opportunity to create long-lasting relationships. Building good community relationships is not dependent upon the proximity of where an Officer lives. Relationships are built with time and attention, it comes from connecting with people in the community day today. To assume you have to be neighbors to have a good relationship might sound good in concept, but it is not automatic.

They should not be required to live and work in the same community, it should be a choice. It places them in the position of not really being able to get away from the work they do day today. Immediate access could be 24/7 access, and given the current climate, it may even put some of the Officers at risk. The second is the training and I echo some of what has been said. My concern is about some of the language requiring 2021 Officer training to teach topics social justice, empowerment, intersectionality, power and privilege, those kinds of topics. I would make a comment in banking, we are told that tellers are taught to distinguish between real currency and counterfeits by studying and working with real currency. I would say that a lot of what these topics seem to be intended to do is to help really get communities and relationships built between the Officers so that there is less of the kind of things that have been going on with the violence.

Mayor Lyles said I just want to make sure, residency in a community is not in this report, is not mandatory. I think we are reading headlines and not the story because you've mentioned a few things that we've talked about and I think it was a good discussion, but that is not in this recommendation. It was talked and discussed, examined, and is not something that we are requiring. We will continue to try to get the word out, it is difficult to get the information once the headline is there. We've got to get down to the story.

Melanie Tindley, 9918 Karras Commons Way, Matthews, NC said as a fellow citizen of Charlotte for 13-years, who love our City, believes in our City, and joyfully volunteers in our City, I would like to stand with our CMPD Law Officers and particularly those who work and serve in our most vulnerable neighborhoods. I earnestly entreat you to vote no on the SAFE Charlotte proposal as it presently stands, and I just have three basic reasons. I have a concern about anyone left in a fully trained and sworn in law enforcement professional trying to fulfill any aspects of the law enforcement role. After serving a six-month grand jury term and reviewing the detailed evidence from Officers and Detectives for over 2,000 serious crimes against minors, women, the elderly, the handicapped, I am convinced that we need CMPD staffing to be increased, especially with the ever-growing Charlotte population. Secondly, I'm not sure it would be wise to redirect any of the CMPD budget because existing Officers already obtain a fairly low salary and compensation package in return for working very long hours and situations of great peril. And yet, after clocking out, many of them take time to volunteer in at least one of over 80 Police Department Volunteer Programs in the community. They care about our youth; in one year, over 700 youth were diverted from a pathway of a crime of which 92% of them never committed another crime or were involved in crime after being part of that program. Finally, CMPD was already proactively working on the Eight Can't-Wait policies and has worked very hard to comply with the campaign's zero standards. I thank you for taking the time to hear my comments and thank you very much for leading our great City, and again I entreat you to vote on the SAFE Charlotte Proposal.

Armond Decker, 12800 Diamond Drive, Pineville, NC said thank you so much for this opportunity. I would first just like to tell you that I appreciate all your work on addressing this issue with Eight Can't-Wait, I really appreciate it. I would just simply declare my support for four of our men and women in blue, the Charlotte Mecklenburg Police Department.

Mayor Lyles said we can't do that tonight. I think all of us declare our support for the men and women in CMPD, but we can't change and the camera and the screen. I'm sorry.

Mr. Decker said I know, I was just playing. I'm certainly grateful for the outstanding job they perform to protect my family and me. I would like to just get the right perspective that we strengthen the force, we improve the force, we encourage the force, we invest in the force to defend and preserve law and order, and fine to restore the force to their place as heroes among us.

Michael Barnes, 1909 J. N. Pease Place, Suite 202 said going into this process, one of the things that stuck with me and has for quite a while is I want to make sure that black Americans have the same chance of surviving an encounter with Police as anyone else. And from the perspective of transparency and accountability, I think the group did a lot of work to get us in that direction, so I do support the recommendations. One of the things that I noted gave me a little concern during the process was that we heard from third parties who provided great information on their perspectives regarding policing, but we didn't, in my opinion, frequently get a response from CMPD on what they had done. I think CMPD has actually made a lot of progress over the years under the leadership of Chief Monroe, Chief Putney, and Chief Jennings and their Command staff to actually address making CMPD the best Police Department that it can be. I thought it would have been helpful to have them present more of their position, almost from a point/counterpoint type of opportunity so that it was clear that they were actually trying to address many of the issues that the guest speakers spoke about. One of the items that I pointed out as a potential recommendation was the establishment of an independent inspector's office that would be insulated from a lot of the politics that we've been hearing about regarding investigations and how they are handled within the Department and outside of the Department, so that was something to consider. I appreciate your work on this and I appreciate being involved in it, and I hope everything continues to work in the right direction.

Mayor Lyles said thank you very much, Mr. Barnes, that is high praise from you, we really appreciate that. Mr. Barnes is our former Mayor Pro Tem on the Charlotte City Council.

I just want to say that I hope that while we've had to focus on primary issues around race and racism and equity, that there is no Councilmember that has ever spoken but anything but favorably about the work that our Police Department does. I know that can be a very difficult thing in a moment of crisis like we have been for the early summer, but we have been working well with Chief Johnny Jennings and we've done this across the country. I talk to Mayors all over and our dignity and respect for each other in this community is great and so I hope everyone will follow that because that is how we get good employees. We keep them in a place that they feel respected and valued and I hope every Officer understands that.

The following persons submitted written comments regarding this item pursuant to S.L. 2020-3, SB 704. To review comments in their entirety, contact the City Clerk's Office.

Lyn Rutsky, 740 Garden District Drive

Motion was made by Councilmember Egleston, seconded by Councilmember Mitchell, to (A) Receive public comment on the proposed SAFE Charlotte Plan and Framework, and (B) Adopt the SAFE Charlotte Plan.

Councilmember Driggs said I regarded this process initially with some apprehension, and I think we need to be honest about the fact that it was precipitated by an outcry from some members of the community calling for defunding of the Police and being, frankly very critical and negative about them. Therefore, it is imperative that we stress the point that you made Madam Mayor, that we are not aligning ourselves with that criticism, we are not defunding the Police. I still have a concern that this process will be construed by some in the community as some sort of criticism or that we are sitting in judgment somehow of the Police Department. I hope that rather than just pay lip service to the idea of supporting our Police, that we will always be there for them. Madam Mayor, I disagree that no one on this Council has ever said anything that was critical of the Police, and therefore, I think the public perception that we are sort of mixed on the subject has some merit. Now, having said that, I have read the document itself, and it is not my opinion that it compromises the ability of the Police to perform their essential function of keeping the community safe. That was really the main thing I was concerned about; I don't see in here anything that actually finds fault with the Police or takes away from them important enforcement powers. The biggest issue was the tear gas, I believe the Chief has indicated that they can actually manage crowds without the tear gas. I think the Eight Can't-Wait was probably someplace that we almost already were anyway, and we've formalized it, which is fine.

Some of the other issues related to Officers' intervention I think are also acceptable. So, I intend to support it, but I just want to make it extremely clear that this is not something where we are trying to improve our Police Department or correct the failures of our Police Department. When they were reviewed a couple of years ago in a major report that we commissioned for several hundred thousand dollars, the completion of the report was that we had an exemplary Police Department. I would hate to see anybody take away the impression that we feel otherwise because we continue our ongoing effort to look for ways to improve community relations, make the lives of the Officers themselves easier and improve the effectiveness of the Department. I was wondering if Chief Jennings is actually on the call tonight?

Mayor Lyles said he is, and I was going to him to hear from Council and then make his remarks at the end. Is that acceptable?

Mr. Driggs said alright, then I would just say Chief, I'm very interested to hear from you when you speak what your thought is about the perception of your Officers, the rank and file about this process and whether they feel duly supported and understand that this was an effort to improve their lives as well as everybody else's, and to make the overall process of law enforcement safer for the community and for the Officers. So, you will just keep that in mind when you make your remarks, I look forward to hearing from you.

Mr. Jones said now I'm starting to regret that I did not do a presentation but let me tell you why I did not. So, I'm just going back over our timeline, on October 5th in this room, this proposal was presented, and I would say it was overwhelmingly received, then the Community Input Group met on the 8th of October, and also this was presented, and it was well-received. And then on the 12th of October, we did it again, and there were very few questions. On the 13th of October we went back to the Committee and we had the Community Input Group opine on it and then we issued the report on Friday and we are here today. So instead of doing the same presentation and I think it is important, a couple of things that were brought up during the public speakers, that \$1 million that is out there, we won't do anything without community involvement.

We are going to have a summit with the community to better understand who is doing what and how these dollars should be deployed. The other question that came up, again, if we go back in time, I volunteered to be the staff resource to this Committee and now I'm volunteering my office to execute this plan. So not only will Julia [inaudible], who is an Assistant to the City Manager, and Sarah Hazel, who is Assistant to the City Manager, spearheaded out of my office, but also, the Chief has dedicated his new Deputy Chief, Sheree Peirsol, to also represent him. So, we have 12 people that are going to be doing for the next 60-days is to implement this plan. And again, as the Mayor mentioned there is not anything in this plan that is defunding Police. As a matter of fact, when we made this presentation back on the 5th of October, we also said that we had \$3 million or resources that would put to this plan immediately, \$1 million going to the community. So again, instead of doing the presentation, I feel like we lost a little bit of something tonight, but there has been a lot of effort and discussion around this plan.

Mayor Lyles said we missed an opportunity, but that happens. The Chief is joining us, and we will have him come up at the end of all our comments. I've got a long list Chief, so, letting in, get some ice-tea or something like that.

Councilmember Johnson said first I want to thank you for clarifying some of the points that were made during the public speaking, so thank you for that redirection on a couple of those items. I do have a question about Cure Violence in this plan. So, we've spoken about Cure Violence and adopting the Cure Violence Plan. I want to know is that included somewhere in this Plan, that is just not named? Where are we with the Cure Violence Plan?

Mr. Jones said thank you, Ms. Johnson, for the Cure Violence folks who are doing the assessment are here this week and they are interviewing people in the community as well as some people that are in this building. I believe that on the 9th of November, we will come back to this Council with an update on the assessment. Again, just the assessment for the Cure Violence. So as a part of this overall plan, while it is not one of the six recommendations, it is as much a part of this plan as anything that is dealing with violence as a public health crisis, as well as many of the other things that we have done and CMPD has done, including checking off the Eight Can't-Wait. So, again, they are here, it is just the assessment and after the assessment, this body can decide whether they would like to move forward or not. But it doesn't have anything to do with the \$1 million dollars.

Ms. Johnson said okay, that is what I wanted to clarify, so, adopting this plan tonight is not proceeding with the Cure Violence contract.

Mr. Jones said correctly.

Ms. Johnson said okay, so I'm very excited about this plan, as a human services professional and someone who worked with individuals with brain injury and mental health, I know the importance of having mental health crisis for these types of calls. CMPD has already done a great job; they have implemented some of these policies and policies we haven't even discussed such as the Safe Outcomes Program and other changes that Chief Jennings has made without City Council or outside of these recommendations. So, this is progress for all of us. This is the progress I think for CMPD, and I can't wait to hear the Chief speak about it. And it is also progress for the community so I'm looking forward to supporting it. I'm honored to have been a part of the Safety Community and working

with the community engagement team and also the Budget Committee, who also looked at the practices. I'm just looking forward to the next step and supporting the implementation of the plan.

Councilmember Graham said one of the things that we do as a Council, whether it is in Charlotte, Dallas, or Houston is public safety; that is the first, from my perspective, the first priority of a governing body of a city is keeping its citizens safe, holding the Police Officers accountable. I try to be an honest broker in that debate because there is potential there. Certainly, June seems like it was a year away, but it was a pretty hot summer for us where everyone had an opportunity to exercise rights. Citizens had the right to push back and protest based on Police accountability and shootings in our country and Charlotte has a history of that too. Police Officers have a right to protect and defend neighborhoods and communities and themselves. Councilmembers have the right, to be honest brokers and critique the Police Department based on what we see and based on what we know. Citizens has a right to expect accountability from Officers and interaction whether it is with a Councilmember, whether it is a citizen being stopped, black, white, rich, poor, young, old, we all have rights.

I think what we did over the last four-months, Councilmember Egleston and his Committee working in conjunction with the City Manager, and I think that we need to acknowledge that it is unusual for a City Manager to man a Committee. I think that should not go unnoticed by the community in terms of the importance that he placed on this topic, at the same time of hiring a new Police Chief in the midst of all of this. So, there were a lot of things going on this summer that all needed attention. The report itself and the outcomes, I think is a lot of good work in a short period of time and it only reflects the beginning of the work. I was really, really pleased to hear when the Manager said, I'll own it and I'll implement it. I was really pleased to hear that he said the Police Chief is on board with it as well. Progress is never a straight line, no matter what we do as we can hear from the public hearing, we can't please everybody. The Police Department can have, and they conducted themselves with a great deal of professionalism for four or five weeks during the community unrest and it only took one day to ruin that, and they took accountability for it. The community wanted them to be held accountable and I think Chief Jennings and his predecessor embraced that.

The recommendations I think the \$1 million, working with external partners, doing independent analysis in terms of outsourcing some of the work, really engaging the community through the Citizens Input Committee, allowing citizens, those who were actually on the street at the table, I think is really a testimony to the Council willing to listen and hear and understand and saying sometimes that we agree that we disagree. I think the work that has been accomplished, Eight Can't-Wait, the initiative that the Police Chief enacted under his authority alone, the recommendations that the Committee has brought forward and even going through some of the comments from the Citizens Committee, there are a lot of good suggestions, a lot of good work being done so I hope that this is not just the adoption of a report, but there is some fuel in the car for us to really kind of cash in on this report, continue to work with the community, committing to work with CMPD to be more effective and efficient and challenge the community to make the changes necessary for all of us to move forward collectively.

There will be some ups and downs, no doubt, with this report in policing and in general. No matter how much work we do, it only takes one incident to kind of go back to first base again. I hope that is not the case and I hope that there is a collaboration, a willingness to partner with CMPD, the Council and the community that there is a partnership agreement, for the lack of a better word, that we are all are in this together because while we are working to reform policing, watching that is happening nationally and enacting our own local fingerprints on it, that we also keep in mind that we have a death rate that is over 90 today. Cars are still being broken into, houses are being broken into, that there is just no crime in Charlotte.

So, we have to balance our reaction to reform and our reaction to redirect, quote/unquote, but making sure that our Police Department has the essential resources necessary to be effective and efficient to carry out its charge to protect and serve throughout the entire

City, and to treat each and every one of us again, black, white, rich, poor, young, old, Beatties Ford Road, Ballantyne with a measure of respect and dignity that they deserve. I think these recommendations certainly put on public display that we are not running away from these issues, that we are embracing them, knowing that again progress is never a straight line, that there may be some dips and turns along the way, but the goal and objective is to have a public safety program in our community that is effective, efficient, accountability in terms of the Police Officers, accountability a part of the citizens and the willingness to change or react to issues on the ground. I compliment the Chair of the Public Safety Committee, the Manager, the Police Chief, all those involved. I think this is a very good launching point and I look forward to seeing where it moves forward.

Councilmember Eiselt said I too would like to thank the Committee that worked on this and Mr. Egleston, the Chair, and Mr. Jones for being so intimately involved in the process. I assume this booklet is online for everybody to see, and if you look at Page 9, the group that was involved in this Task Force has an incredibly diverse set of skills that they brought to the table in experiences. I first wanted to say that to me it appears to be that it was a process that did validate everybody's experience. Nobody has an experience that is the definitive answer as to what is right or wrong, and so it is important to be able to validate people's experiences and their voices and it seemed like this process planted the seeds to be able to do that. From that, it appears that the recommendations that come from this plan are very broad and also reflect the fact that this is not just a CMPD issue, this is a community issue and it reflects the fact that like a lot of communities and a lot of cities, society has put a lot of the burden on CMPD to solve problems that ultimately lead people to commit crimes or to be in situations where they feel hopeless, they feel like they don't have options. It leads to situations where crime goes up and if you look at the recommendations, I think it reflects the fact that we as a community have a lot of work to do on that end of the spectrum, whether it be giving the Citizens Review Board more powers to be able to look at more situations and be able to review more types of cases.

The youth programming, the fact that affordable housing is mentioned in this report and really, I think one of the best outcomes of this is the recommendation to redirect non-emergency calls to mental health specialists and creating a separate initiative to really take some of that burden off of the Police Department, who frankly aren't trained to do that kind of work. That is an example of that I'm saying, is that for too long we've put that responsibility on CMPD when there are needs in this community that have gone unmet because we haven't addressed it frankly. So, I'm happy to see that as a recommendation. I appreciate that CMPD took steps to recognize and acknowledge that the perception of public safety is evolving and is changing and so, Chief, some of the new policies that you have put in place I think are great and they are an example of you all taking accountability and action to reflect what people expect from the notion of public safety because to different people that means different things, so thank you for that.

Lastly, I just wanted to say that we keep hearing this and it is really important that we continue to include the local community in this work. We have seen for a while now before Mr. Egleston Chaired Community Safety, I did, and we started back in 2015 to work with local organizations through the JumpStart Grant and acknowledged that there is a lot of groups here that are doing some tremendous work that doesn't get the credit and don't get the support from local government that they need and that they deserve. We recognize that they are approximate to the problem and so those closest to the problem often are the ones that have the solution. So, I applaud the recommendations and the way it is set up that that will still allow for local partnerships, for the great work that is being done at the grassroots level. So, thank you to everybody that was involved in this effort and as Mr. Graham said, it is not a straight line, this is not putting a bow on it and moving on. There is always work to be done and appreciate it.

Councilmember Winston said I would like to thank everybody that was involved in this to this point. This has been a heck of a five-months and as a whole, we've done an incredible amount of work in the past five months. I would like to remind people that this is not mission accomplished and this is not mission complete. We have set out on a course of systemic change and that has to be a layered approach. We have to have the institutional fortitude to implement, to course-correct, and continue the deep dive of

scrutinizing and adjusting the government's role and what community safety actually is. Now, as a Council and a government, we have to turn our attention to the next big process and that is going to be our budget process where we will be able to implement proposed change and look at more ways to adjust our approaches. So, I look forward to continuing the work that have to do in our communities.

Councilmember Ajmera said first, I want to thank our Police Chief, he has done a great job collaborating, working with the Community Input Group and also working with the Committee. There were times when there were questions and some difficult questions, but he listened to both sides and he helped us get to these recommendations. So, very grateful for the Chief's involvement throughout this process. Certainly, thanks to our Community Input Group and thankful for Councilmember Watlington. She certainly got us organized so that we could achieve this in a very short timeframe. As Mr. Winston said, this is not the end, this is just the beginning as we continue to move forward with our policies, implementation will be the key where all of these recommendations get implemented, that we are seeing the results and whether those outcomes are meeting our objectives.

Also, some of the speakers mentioned earlier about how this is not in support of our Police Officers, I just want to clarify that this is the work that the Committee had done in collaboration with our Police Chief and his entire team, and we are continuing to invest in retaining and recruiting the best talent. Our commitment was shown earlier this year when we approved the budget where we had an increase for our Policy Officers, and we will continue to do that to recruit and retain the best talent. I look forward to supporting this.

Councilmember Newton said at the cost of repeating what has already been said, I do want to thank the Committee, thank the Community Input Group, thank you Chief, for all of your hard work on this. I comment on this plan and its innovation, particularly the expansion of the CPCRT (Community Policing Crisis Response Team) Program and the implementation of the Cahoots Model. Those are items that are near and dear to me and as I mentioned in one of the Committee meetings that I was able to attend, I think that the expansion of CPCRT and Cahoots will save lives. I also wanted to comment on the City Manager's comment that we are going to continue to have community engagement after this so, that is not going to stop here and even to the tune of there being an additional \$1 million that could go towards additional programming hereafter. I think during the public feedback that we received before, I think I heard at least one speaker and maybe more than one asked that there be more community input. There was one gentleman, in particular, Cedric Dean, I know that he has spoken to me and has e-mailed me the Safe Strategic Plan for his organization himself and Charlene Henderson and I would as Mr. Manager if we could have someone please follow-up on that as well through that process of continue community engagement moving forward. Now, having said all of that, I'm a huge supporter of this and I can't wait to vote in the affirmative here.

Councilmember Bokhari said there are several things that I'm very uncomfortable with this. How some of the dissenting views from the Community Input Group were muffled and I heard material concerns have been raised about recommendations from the mental health and homelessness calls side of things to the outside consultant budget review. Also concerns about how our Officers will interpret this; these men and women give everything to serve and protect us under normal times, and they've been pushed to the edge these last five-months. So, to all of you out there, your morale, how your families are feeling, it is critically important to me every single day, but to this entire City and the future. And then just the basic questions are concerning to me, are we truly finding middle ground here or are we just trying to appease?

I've decided to support today and where we really are for three really simple reasons. One, this is a messy process, this is a messy time that we are living in right now, and sometimes we just have to jump on the bus, even when it not perfect and how you would define in your own mind what you would like, so we can keep driving to the next stop as a team and look at progress as we move in that route. Two, I believe in our Chief, I believe in his leadership team and they are walking an impossible balance beam right now, and I have decided to put my faith in them, and I have heard their commitment to trying to

make this happen and I think it is the right thing for us to do. Finally, I say this, not because I want to, but it is needed to say, Councilmember Egleston, I'm not sure anyone else could have struck the balance you have struck these last several months shepherding this process through. Your leadership has really been nothing short of inspiring to me on this and even though I see a laundry list of things I'm concerned with, if that is what leadership looks like and what you've done listening to both sides of this and shepherd it through, that is what I'm going to try to do tonight in your footsteps.

Mr. Egleston said I will be brief because everything we are saying has been said at least once already and I think Tariq is just being nice because it is my birthday and I'm stuck here in a Council meeting. That is probably all I will get as a birthday present from Mr. Bokhari, but I will take it. I would encourage everybody who is interested in what we are working on to actually look at the plan. I get the impression that some folks might have reacted to what they heard was in the plan or what they thought might be in the plan, but I didn't get the sense that some of the things that are being said were based on something they had actually opened the document and read. It is available, it is in tonight's agenda, Item No. 10, the third attachment, Proposed SAFE Charlotte Plan. You can read it in its entirety. It does not say anything about defunding the Police, it does not say anything about cutting Police salaries. It is not in any way anti-Police, it is in every way designed to improve Police community interactions to try to address community safety and the rash of violent crime that we've seen in our community of late and I think it does right by the citizens of this community and I think it does right by the law enforcement officers in this community. If I didn't think it did both those things, I wouldn't support it and I would have my name on it in any way. I also hope that we don't view having an expectation of continual improvement for our employees as something that is antagonistic towards them. We have 8,000 employees and I hope, including the 12 of us that are elected, that we are all continuously striving to be better at our jobs. And so, trying to find ways to help our Police Department get better is not antagonistic any more than it is as we try to find ways to improve every one of the 8,000 people that work on Team Charlotte here.

So, I'm very proud of the work that this Council and this community has done to get to this point so quickly, and I do hope that the entirety of the Council will support this because the entirety of the Council's fingerprints are on it and I do hope that the people who have concerns will read it and then provide feedback. For the folks who stressed the importance of making sure this is not adopted, but implemented, I will hopefully assuage those fears. That is not optional, this is not a resolution that we are adopting just saying that we believe in this. This is a policy item, we are adopting a policy tonight, and it is not then optional for it to be implemented. The City Manager has already said that will be taken care of in his own office, which should give further confidence that it will be implemented, but when we adopt a policy like this, it is not just a statement, it is a change that is written and codified, and it will be implemented. With that, I will turn it over to the Chief.

Mayor Lyles said Chief, you've been asked to describe the morale of the force by Mr. Driggs. I think Mr. Bokhari asked you to address the impossible balance that you are having and also how do you address the middle ground? So, feel free to encompass any or all of that into your remarks. I now give the floor to Chief Jennings.

Johnny Jennings, Chief of Charlotte Mecklenburg Police Department said I think it was Councilmember Winston who mentioned it has been a long, tough five-months. That is absolutely an understatement, it has been a very difficult five-months and it has been one that I knew going into this position, that was necessary, something that we had a lot of work to do to get to this point. There are some questions and some very good questions, particularly I appreciate the questions about the Officers and where they are. I don't think it would do me justice or do them justice to answer for them as far as what they are feeling. What I can tell you is that I was very intentional to make sure that we had that balance to make sure that we are taking care of the Officers because they can't take care of our citizens if we don't do that. I do know that as far as morale and how they felt about initially when we did surveys with the Officers, overwhelmingly, it was surprising to me the amount of Officers that were embracing the fact that we were going to have changed within our organization.

Generally, if anyone has been close to our Officers or within our Department, you know that is not an easy thing to do when it comes to sworn Police Officers to embrace change. We like staying steady as you go. When I received that information, it was very encouraging to me because I knew we had no place to go except to make some changes and to build that community trust. Councilmember Graham said it best, that we are one incident away. We are still human beings, we still have to make those split-second decisions and judgments that we will get Monday morning quarterbacked on and we will get judged on based on a decision that we have to make in real-time and not be able to slow motion the cameras and rewind and pause and still shots.

It is very difficult when you start looking at what are the changes, we need to make to ensure that we are building that trust in this community and we are making our Department better. So, I have to balance that with our Officers, and I have to be very forward in my communication with our Officers that every decision I make is not only to serve the community better, it is also to make sure that their job is better and that they can serve the community better as well. So, when we start looking at some of the changes and some of the recommendations that we make, and I also commend Councilmember Egleston for Chairing the Board. I think he is a fantastic job and I'm not just saying that because he is an Appalachian State Grad, but I think we have built a relationship to be able to move forward and to have that trust within each other and I'm very proud of that. I thank him for that as well.

As we move forward, just know that I have been very clear within our agency and with my staff that the work is not done. I think there has been some comments about we are not done, we need to continue moving forward, we will always be moving forward as an agency. We are a learning agency, we will not only learn from the mistakes that we make and also the good things that we do, but we will also do the same across the country of mistakes that other Officers make and make sure that we can get better from all of that.

I talk to major city Chiefs across the country that my colleagues, that one of the things that I feel fortunate with our Council that I was initially concerned with was, and I believe it was Councilmember Bokhari who had mentioned doing things to the Police as opposed to with the Police early on when all of this started. I saw across the country where there was a lot of quick reaction of defunding the Police, taking budgets, cutting the number of Offices, things that were done that appeared to be just punishing the Police because they were the Police. I am fortunate in what I can be able to say is that we pumped the brakes here. We were intentional, and we determined that we need to be very forward-thinking in what we are going to do, and so I do cherish that and I appreciate that with members of Council and the Safe Communities Committee that we are were looking at it before we started to pull handles, that we wanted to make sure that we were doing what we needed to do.

So, with that I will leave it, and if there are any other questions; did I answer the questions that were talked about the balancing with the Officers and how their morale and how they are feeling as far as all of this?

Mayor Lyles said I see Mr. Driggs nodding his head, saying yes. So, thank you Chief.

A vote was taken on the motion to adopt the SAFE Charlotte Plan and was recorded as unanimous.

Mayor Lyles said this is a milestone and Chief, thank you for your leadership, and for the Manager. I really appreciate all of you for the work that you've done in this community. We pledge to continue as we go forward.

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ITEM NO. 11: AMEND CHAPTER 16, ARTICLE II, DIVISION 2 – CITIZENS REVIEW BOARD

Motion was made by Councilmember Egleston, seconded by Councilmember Mitchell, and carried unanimously to adopt Ordinance No. 9921 to amend Chapter 16, Article II, Division 2 - Citizens Review Board

The ordinance is recorded in full in Ordinance Book 63, at Page(s) 388-393.

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ITEM NO. 12: CITY MANAGER'S REPORT

Brookhill Update

Marcus Jones, City Manager said I think on my thirty-day memo from last time, we were going to give you an update, and Pam Wideman is going to give you an update on where we are on the Brookhill development.

Pam Wideman, Director of Housing and Neighborhood Services said thank you for allowing me to be here tonight. Tonight, I'm asked to provide you an update on where we are on the proposed Brookhill redevelopment. As a reminder, we were in front of you this spring, since that time we have continued to communicate with the developer in good faith about the outstanding items that we had at that time. We've been successful in working through a few of those items, but we still have a few outstanding things, so tonight I want to share those with you and suggest a path forward.

Just to remind you, just a little bit of an overview about the development, I think you all are very familiar with it, so I won't belabor the point there. Where we are at the time point is, we still need to get to an agreement from the developer to demonstrate a permanent financing strategy. What we've been able to get to at this point is a proposed 13-year commitment. I say proposed, we still need to get a term sheet on those 13-years signed and that is significant for a couple of reasons. We've got to make sure that there is a senior lender who will get a first mortgage on the development and we have to be sure that our financial partner LISC (Local Initiatives Support Corporation), or the Charlotte Housing Opportunity Fund could be repaid in year 15, and we have to make sure that the Housing Trust Fund can be repaid in year 17. Again, the recap, we have a proposed 13-year commitment at this point.

There are still some underwriting adjustments that still need to be addressed as well, and I've alluded to those. The Performa has to align with the terms of the current short-term proposed term-sheet and then we want to make sure that the rents reflect what the residents are paying today or to understand how the residents who are there today will be impacted by that. But the key thing is the financing strategy there. Just to go back one more, I want to make sure; we've talked a lot about the affordability period and what happens to the property. So, the 27-year affordability period, while that is not an idea, we normally like to have a 30-year affordability period, that is not the major crux. Again, it goes back to the financing strategy. Until we have a permanent financing strategy, we want to make sure that we understand how long the affordability period can run with the financing strategy.

Then finally, just to make sure that I am clearly communicating with you all, at the end of the long-term lease, right now it is 27-years, and if we get comfortable with that, we just want to make sure that you all understand that the improvements and the property will revert back to the property owner. So, our recommendation is that City funding up to a maximum of the \$3 million that was originally requested be allocated to this development contingent upon demonstrating a long-term financing commitment from the senior lender, identifying sources provided for all of the other financial gaps and that both of the above must be for a minimum term equal to the remaining period on the leasehold agreement, which at this time is 27-years.

That concludes my report for tonight, again, we hope that the development team will continue to work with us through these and that for the next round in January, having heard what the remaining outstanding issues are, we will resubmit after having worked through these issues.

Mr. Jones said I believe the bottom line with this Mayor and Council, is there was a request of \$3 million for the City and we are recommending that we would go forward with that \$3 million as long as they can dot the I's, cross the T's and we will be fine with it.

Motion was made by Councilmember Egleston, seconded by Councilmember Graham, to approve the \$3 million contingent upon 1. Demonstrated long-term financing commitment from a senior lender, 2. Identified sources provided for all other financial gaps and 3. Both of the above must be for a minimum term equal to the remaining period of the leasehold agreement.

Councilmember Watlington said I just want to make sure I'm crystal clear about where we stand right now. Should this motion be approved, as far as our portion, we are then in a position that we've already committed to allocating dollars should the outstanding items be delivered, correct?

Ms. Wideman said yes ma'am. So, demonstrate a long-term financing commitment from a senior lender, secure a commitment to fill the remaining gaps that were there, and that we have an affordability period that would run to the end of the leasehold, whatever that is at that time. Today it is 27-years.

Ms. Watlington said okay, and right you are saying we, but just for clarity, the City is not responsible to provide these particular items.

Ms. Wideman said no ma'am, you are correct. The development team would be responsible for having heard all of the concerns and providing those items.

Ms. Watlington said okay, so we will be just basically in a holding pattern until the development team is able to bring these things back.

Ms. Wideman said that is right and we would encourage them to come back in the next round when we release an RFP (Request For Proposal), which would be January of 2021.

Ms. Watlington said I do plan to support this motion. I certainly appreciate the work that has been done with the City and with LISC and with our partners with the development team because first and foremost, what is most important obviously, are the residents at Brookhill. So, my next question then is in regard to something that I think I saw on the slide. Can you help me understand as much as you are able, given the sensitivity of the matter, where it says rents and the proforma are significantly higher than the current rents being paid by existing tenants? I know that one of the things that was attractive to us initially about this particular development is that the people that are in Brookhill today will be able to stay there. This concerns me because it sounds like if this development goes forward, that initial assumption may no longer be the case.

Ms. Wideman said that has always been a concern Ms. Watlington, and so again, I want to make sure that I had an abundance of clarity. The residents there and this was provided by the development team, a level of rents that are being paid now. We have a proforma that was also provided by the development team and those rents are significantly higher. So, we want to make sure we understand the development team's plan for those residents.

Ms. Watlington said okay, and so the voucher, can you help me connect the dots between the vouchers that we talked about partnering with INLIVIAN on, would those be provided to the people that lived there currently or how does that work? Would that supplement their rent now?

Ms. Wideman said I dare not speak for INLIVIAN, but to the extent that INLIVIAN grants housing choice vouchers to this development, those housing choice vouchers would supplement the rent to those households who are provided housing choice vouchers.

Ms. Watlington said I see; I think that is it for me right now. Thank you.

Mayor Lyles said to Ms. Wideman, would it be helpful Ms. Watlington, to know the process for those vouchers because there is a process and not everybody qualifies? Maybe we could just get the qualifications for the voucher program.

Ms. Wideman said sure, there is a process that we work with INLIVIAN on when we are granting HTF, Housing Trust Fund allocations, and if LISC decides to partner with choice money. We have a tri-party agreement that INLIVIAN has agreed to grant so many vouchers per RFP round to assist us in leveraging all of our resources. So, again, totally up to LISC, they are looking at a number of other developments, but if they choose, the number that they choose to go to that project would supplement the rents for those households. It is a tri-party agreement, Memorandum of Understanding between the City, INLIVIAN, and LISC. I want to be crystal clear, I think you all know this, I'm not speaking for LISC on any of their funding, I'm simply speaking for the City.

Councilmember Eiselt said first of all Pam, thank you for this presentation because it shows that you guys have pivoted and made some effort to try to accommodate this project because it is important to the community. But we've got to get it right, so I appreciate that. So, a couple of questions, our loan goes out, how long, 15-years?

Ms. Wideman said our loan is scheduled to be repaid in year 17.

Ms. Wideman said 17-years, okay. So, the way I look at this is, have we ever made a commitment from our Housing Trust Fund to a deal that hadn't filled out the rest of its financing requirements? They've come to us with an incomplete capital stack of financing.

Ms. Wideman said no ma'am.

Ms. Eiselt said so this is consistent that we, and I think that is something that I'm not sure everybody understood on this deal that we weren't turning it down, the deal wasn't complete when they came to us for the \$3 million. And what you are saying right now is it is still not complete because they don't have permanent financing beyond 13-years.

Ms. Wideman said right. What I want to make sure I'm communicating clearly Ms. Eiselt and thank you for doing that. At the time where we present development to you for your consideration, we had an indication from a senior lender that under general market conditions that they are committed to permanent financing for development. So, that is what we are missing today. We have a proposed term-sheet for 13-years; three-years of construction, 10-years of what is called a mini-perm.

Ms. Eiselt said okay, so first of all there is still a four-year gap between their permanent financing and our loan getting paid back?

Ms. Wideman said correctly.

Ms. Eiselt said so that is still a concern because would we ever go into a deal that did not have permanent financing that went beyond our loan term?

Ms. Wideman said no ma'am.

Ms. Eiselt said the second point related to that then, does it matter if it is LISC or anybody else as long as they've got permanent financing?

Ms. Wideman said they are not getting permanent financing from LISC, they would get a permanent financing commitment from a senior lender. Remember the choice dollars which LISC manages are gap financing dollars that has to be repaid, it is a loan, and ours are gap financing that has to be repaid.

Ms. Eiselt said apologies, but as far as we are concerned, it is financing for the term of our loan. There is a commitment to financing for the term of our loan, and would it matter if it was LISC or some other lender as long as they had that commitment?

Ms. Wideman said I think the point you are trying to make is each investor needs to be sure that there is a clear permanent financing source that gets to the repayment of the loan.

Ms. Eiselt said okay, thank you, so that is still an outstanding issue. How many tenants are there now?

Ms. Wideman said that is a great question. As of this afternoon, it is my understanding, and I can bring back an exact number because this number seems to fluctuate, that there are about 240 households there now. We were once told 143, so we've got to get clear, and again, that is fluid, that number changes.

Ms. Eiselt said I think you said you don't know how many have vouchers now or are they all considered at 30% and below, are they 50% and below?

Ms. Wideman said I can't answer that exactly, Ms. Eiselt, but what we were told previously, is that there are only two households out there who have housing choice vouchers. And again, I will double-check all of that just to be clear.

Ms. Eiselt said I guess where I'm going with that is that, I was kind of thinking that if we provided the financing those residents could stay there or return thereafter this had been rebuilt, but you are saying that there is a significant difference.

Ms. Wideman said there is a significant rent difference and I didn't bring those numbers in tonight because I just wanted to hit the main points and tell you where we were, but there is a significant difference. Rents are, suffice to say, \$550 and below and the proforma that was presented to us by the development team is significantly higher than those rents.

Ms. Eiselt said do you how it equates to AMI (Average Medium Income)?

Ms. Wideman said they suggest a number of one-bedroom, two bedrooms, and three bedrooms, but the proforma that they presented to us is for 80% and below.

Ms. Eiselt said okay, I guess the information I would like to have is of those roughly 240 residents, how many of them would we expect would be able to move back in? That has been a big issue that the community has been saying to us is that we are going to be displacing people if we don't finance this deal, but it sounds as if we could be displacing them anyway.

Ms. Wideman said that is the absolute truth of the matter Ms. Eiselt, is that a number of them will likely be displaced no matter what.

Ms. Eiselt said LISC aside from our own policy, do we have a cap on what a private developer can charge in rent? I guess that is the whole AMI equation?

Ms. Wideman said if we are going to put your Trust Fund dollars in it, they cannot charge more than 80% of the area median income. That is the whole purpose of putting your Trust Fund dollars in, so that would be the cap, whatever those rents are at 80% or below.

Mayor Lyles, I can't remember the AMI that is 80% but they would have a cap of their percentage of income to be no more than 30% of the rent.

Ms. Wideman said that is right, 30% of their annual income.

Mayor Lyles said if you are 80%, you have to pay 30% of 80%.

Ms. Eiselt said yeah, I just think it is an interest point, this is essential a NOAH because of our people living there at a certain rate and so that is an interesting question as we look at doing more NOAH's (Naturally Occurring Affordable Housing), is there a gap there that between the newly refurbished apartment complex and what the what is going to be charged, even it is 70% versus what people were paying in the first place because they could still be displaced anyway.

Ms. Wideman said I think the Mayor answered it well. The purpose of our funding is so that they will not pay more than 30% of their annual income for their housing expenses.

Mayor Lyles said a lot of those buildings have been torn down already, so it is not where you could go in and do a NOAH and repair because the buildings had to be torn down.

Ms. Eiselt said sure, I'm more concerned about the people that are still there and if we really are in fact, helping them out.

Councilmember Driggs said there are a lot of features of this deal that are appealing and therefore there is a lot of kind of pressure for us to try to find a way to proceed. So, I commend you for standing firm and defending the interest of taxpayers and insisting on a prudently structure transaction. I think it is important that we do that. I'm curious about the capital stack, I thought there was a CIP component and a Trust Fund component, is that still part of the proposal?

Ms. Wideman said they have removed since we've been working from spring to now, they have removed the CIP ask of the City. There are still conversations going on with the County, that is my understanding as of tonight, there has not been a commitment from the County.

Mr. Driggs said I'm not sure I understand why we would give them a \$3 million contingent commitment instead of just saying, get those conditions met and we'll talk. Although you know Pam, I normally automatically say yes to everything you say, I really can't see this. I don't see why we do this. I think those loose ends that you talk about are not minor. I remember in this the structure that we looked at, there was this kind of government senior loan, FHA backed thing, and then there was [inaudible] money and there was CIP and there was Housing Trust Fund money, and as I recall the only equity contribution was the deferral of the fee. So, I still have some misgivings about this structure and I really don't see the point in kind of putting a commitment of \$3 million out there with conditions attached rather than just waiting until we see if the conditions are met. So, I'm afraid I'm not going to be able to support this.

Ms. Wideman said yes sir, I totally respect that and understand where you are.

Councilmember Mitchell said Pam and City Manager, thank you so much, and I will be supporting the \$3 million based on the contingency. I think for me, total transparent, I was born in South Side and spent about eight years of my life in South Side and I played in Brookhill all the time, but don't you all tell all my stories. Go back to the slide that I think it shows the make-up 30%, 50% because I agree with Ms. Eiselt's point, how many affordable units were we getting at what AMI and I thought you had it up there. There we go, I think the big number of me, we talk about all the time and the Mayor has been right the affordable housing, but that big number is 65 units at 30% gives me hope that that is still the population we need to serve in our community.

I like the fact that as the contingency is put in if they don't do the other two, they will not get our \$3 million. It almost reminds me of when we partnered with the County on the turf at Memorial Stadium, we were the last money to go in, but they had to meet certain requirements. So, thank you for being a good steward of our money, application out to January 2021. I think what it does for us also, it shows the public how committed we are to try to make Brookhill work. Even though there have been two articles in the paper, and to me, the articles have painted us in a negative way, which we didn't contribute, they didn't interview any of us about the article and it was totally slanted. I thought it was a way to shame us and to do a deal that we didn't want to do. Thank you, Pam, and City Manager

for doing a deal, at least the opportunity of doing a deal, the right way, the way we normally do deals. I'm supportive and now I think it leaves it up to the developer to kind of check his boxes and makes sure we can come back. So, I'm going to support District 3 and raise my hand in support of the \$3 million.

Councilmember Ajmera said Ms. Wideman, I have a couple of questions; I'm trying to understand what is the need term for this site? Is it 17-years?

Ms. Wideman said no ma'am, at this particular point, there is 27-years remaining on the leasehold agreement. The 17-years that we referred to is the point at which your Housing Trust Fund would need to be repaid.

Ms. Ajmera said got it, so what the City is asking for is having another lender who will have 17-years of debt.

Ms. Wideman said no, let me see if I can recap this again. You have 27-years and so that is the time the development team has on the leasehold agreement to structure a deal. So, in order to have a successful development for the 27-years, the developer has to first secure a loan from a senior lender, very similar to how we get a commitment on a first mortgage if we are going to buy a house, so they have to secure that from a senior lender for that period of time.

Right now, they have a proposed 13-year commitment and I say proposed because it is just that, it is proposed. Fast forward, they requested funding from the Charlotte Housing Opportunity Fund, \$10 million that would need to be paid back in year 15, and your Housing Trust Fund would need to be paid back in year 17. So, with a proposed 13-year commitment at this point, that does not secure payment of the Charlotte Housing Opportunity Fund in year 15 or secure repayment of your fund in year 17, and without a commitment from a senior lender, it doesn't secure payment to year 27. So, those are the gaps.

Ms. Ajmera said I understand; so, was the 17-year request, did that come from a developer?

Ms. Wideman said that has been the discussion between the development team and the City's team in terms of the Housing Trust Funds. As far as the 15-years, those are the terms that the investor set with the Charlotte Housing Opportunity Fund.

Ms. Ajmera said let's say the senior lender is not able to have a term of 17-years, could their ask from the City be for it to be the same as the senior lender term whether it is 13 or 15-year?

Ms. Wideman said the senior lender would need to be repaid back by the end of year 27 when the leasehold agreement expires.

Ms. Ajmera said you had mentioned that there was a senior lender that currently has a term of 17-years.

Ms. Wideman said no ma'am, let me see if I can go at it one more time. Today, the development team has a short-term commitment, they have a 13-year commitment for what we would identify as a senior lender. They have a 13-year commitment. If we step a little bit further the Charlotte Housing Opportunity Fund would need to be paid back in year 15. So, you have a gap from year 13 to year 15, so if you go a little further down the matrix the Housing Trust Fund would need to be paid back in year 17 so, you have another gap. A senior lender, to secure permanent financing strategy would need to be paid back by year 27, so the question becomes how do you get from year 13 to year 15, if LISC were to grant funds, how do you get from year 15 to year 17 to pay back the City and then how do you get the remainder to pay back the senior lender in year 27.

Ms. Ajmera said has the developer responded to some of these concerns as to what challenges they are having with this commitment?

Ms. Wideman said we have been speaking with the developer since we were in front of you in early spring.

Ms. Ajmera said my question is has the developer responded to this specific question or concern around the commitment from 13 to 15, 15 to 17, and then 17 to 27?

Ms. Wideman said no ma'am.

Ms. Ajmera said alright, so earlier to Ms. Eiselt's question around a proforma statement and the rents are significantly higher there than actual rents, that is a concern for me. It looks like displacement is going to occur regardless of our involvement. All we can do is continue to make this deal work where we can at least have over 40% of our units at 30% AMI or below as it is currently presented, which is a pretty significant percentage compared to what we have seen with other developments in the past.

Councilmember Johnson said can you go back one slide so I can look at the contingency?

Ms. Wideman said I'm sorry, Ms. Johnson, so you can look at what?

Ms. Johnson said so I can see in writing what you are proposing that the contingency would be. What I'm concerned about, and I think you all know I used to sell real estate, so this contingency is very firm. I'm concerned that if we add this contingency.

Mayor Lyles said Ms. Johnson it is not a contingency, is contingent upon.

Ms. Johnson said well, that is a contingency. So, it is contingent upon these three items and I think then if they don't meet all of these items then we are not going to give them the money. Is that correct?

Ms. Wideman said that is the staff's recommendation Ms. Johnson, and it is the staff's recommendations to make sure that we are being true to what the Council has tasked us to do related to Housing Trust Fund and it is also ultimately to protect the residents who could live there.

Ms. Johnson said I wrote down these terms, does anyone there have visual aid with numbers, this is a lot of numbers and a lot of ambiguity, in my opinion, for us to make a firm commitment of what we will and will not do. I saw one of the slides that said project-based vouchers, but then the discussion was regarding the housing choice vouchers. So, there seems to be, just for me, a lot of information we don't have that I'm not comfortable adding a contingent fee because what we are saying if they don't meet A, B and C we won't give them the \$3 million. In my opinion, if we are truly committed to Brookhill, we are going to put less restrictions instead of more, and adding this contingency is more restricted.

I also know that the financing has to be concise and has to be fiscally responsible, but some of the things we said at the beginning of this meeting when we were talking about transportation, and I wrote them down, when do we stop talking about the gaps? We can't afford not to be bold. Those are some of the philosophy I think we need to have regarding this housing. There are currently only two affordable housing or totally affordable income-based housing, I know the South Side, which houses the 30%, and Brookhill. So, I'm hesitant to add this contingency because what this is saying is if the developer doesn't meet A, B and C then we are not going to give them the \$3 million. I think we should be looking at creative ways to fill the gap, and I don't know what that would be; a public/private partnership, but I know the City staff, I know we can be innovative when it comes to reimaging Police and transportation and I would just like to see a way to save this deal. I don't have enough information.

Ms. Wideman said Ms. Johnson if I could respond to a couple of things; I think that this contingent upon, these are our normal practices, and this is us being fiscally responsible as the Council has encouraged us to be since the life of the Trust Fund. I think the fact

that we've gotten comfortable with 27-years of affordability, based on the amount of money that we are putting in is another example of how we are demonstrating our commitment to see Brookhill redeveloped. I think the fact that we are placing this contingent upon again is to ensure that the residents who will live out there when developed are secure. If we didn't have these types of contingent upon arrangement, this prevents the development from being foreclosed on in the short-term without a permanent financing commitment and then there being discussion in the community of about what do we do with these affordable residents who could be foreclosed upon. So, it is complex, we are trying to balance kind of being fiscally responsible and making sure that what is developed is in the best interest of the residents who will ultimately live out there.

Ms. Johnson said rather than add these contingencies right now, is there a way, like Mr. Driggs said, can we work these out and negotiate and try to close these gaps between the 13 and the 15 and the 15 and 17 and the 17 and 27? I just want to stay at the table and figure out if we can negotiate before we say it is contingent upon them meeting A, B and C. Let's say this is, I don't know, \$10,000 off or a few months off. That gives us a way to say, well no, you didn't meet these contingencies and we can't do it. I just think it makes it more restrictive for me, just in my understanding. Like I said I would like to see a more creative way to do this than less.

Ms. Wideman said yes ma'am.

Councilmember Bokhari said I think holistically at face value, I don't think anyone on this Council would look at a viable deal to make a meaningful impact on this project and turn it down. I've worked under the impression that if there was a viable deal before us where our part was what we've been discussing and the rest of the stuff was there, we would be all in. I've also been working under the impression that there have been other issues with other parties and there have been particularly issues with long-term financing viability that has put us in the position to say we are still here at the table, we still very much want this to work. The city's part is good to go, but the City is not going to put in \$3 million, X million dollars or whatever it is, into a pot; back to the contingency question, where literally it just sits there, and nothing is going to happen.

So, I've never been under the impression the City was the headwind to all of this. I've been under the impression that there have been other factors outside of the City's control by which it hasn't been time for us to stroke a check essentially. I'm actually going to vote no on this, not because I don't want this project to happen, but because I don't see a noticeable difference in this. All I see us doing is freezing up \$3 million where the exact same headwinds that existed last week, last month, several months ago, still exist, and a new opportunity might come up that we would then have to freeze. I don't actually understand this as a thing per se, but I know for a fact if all the other ingredients in this deal come together from parties other than the City, I would wager any amount of money this Council would pass it in a heartbeat. So, I just a little confused on that front, but I don't necessarily see an issue with the City going forward the minute the rest of this deal is viable.

Councilmember Graham said I want to pick up on where Mr. Mitchell left off, and then I'll tell you why I'm going to support it. I don't think the City has anything to be ashamed of in terms of what we've done this year as it relates to affordable housing. Going back to the decisions we made in April with our Housing Trust Dollars and the funding of 10 or 11 projects throughout the City from homelessness all the way to 80% NOAH's, what we did with our CARES Act dollars in terms of support homelessness, the Women's Shelter, the Men's Shelter, rent relief, mortgage relief, utilities. We put our money where our mouth is in terms of really working hard to ensure that our City is affordable in terms of our housing units and hopefully, the citizens will reward that effort next Tuesday when they vote for the bonds, \$50 million for additional affordable housing as we move forward.

I think every affordable housing project needs to stand on its own merits and certainly, Brookhill has to stand on its own merits. I work right across the street from Brookhill, so I see the community every day, five and six days a week and I clearly understand the needs for redevelopment. I clearly understand that South Tryon Street is changing in terms of

its affordability and if we are going to maintain affordable housing units in that community that Brookhill is an excellent place to do it. But we should not do it at all costs. We still have to be good stewards of the taxpayer's dollars, making good decisions in terms of how we invest those dollars, where and when and I think that is what we are doing here tonight. We are not saying no, the Council made it clear back in April, not through its vote, but through its consensus that they wanted to instruct Ms. Wideman and her staff to work with the developer to find a path to yes, and they have done that, or worked with the developer since April in addition with LISC.

I have spoken with him on a number of occasions since April trying to again make sure that he understood that the City was willing to do its fair share, but he had to do his fair share as well. I think what we are saying here tonight is that we are willing again, to do put our money where our mouth is to say that, listen, if you can come and help us answer three questions, long-term financing, identify sources provided for all other financial gaps, and talk about the term equal to the remaining period of the leasehold agreement that we are in and our money is already on the table by this contingent upon. I think it also sends the right message to the community that we are in again, that we are committed to this project if all the I's and T's are crossed, that we understand the importance of adding Brookhill to the portfolio of all the other affordable housing projects and initiatives that we did this year, but it has to make sense.

So, I'm voting in favor of the motion on the floor to support the \$3 million in contingent and willing again, to work with the developer to answer bullets number one, two, and three. I think there is a commitment on my part as the Chairman of the Housing Committee to continue to do that and I think it is a clear indication to the community from this Council that just as we saw the importance of the projects that we funded in April and how we utilized our CARES dollars, etc. that there is a commitment to fulfilling the affordable housing gaps in our community and Brookhill can be a part of that portfolio, but there is still a little bit more work to be done. I think we ought to send two messages tonight, put our money where our mouth is, put it on the table, and then secondly, tell the developer that we are willing to work with you to accomplish answering the three remaining questions.

The vote was taken on the motion to approve the \$3 million contingent upon 1. Demonstrate long-term financing commitment from a senior lender; 2. Identified sources provided for all other financial gaps and 3. Both of the above must be for a minimum term equal to the remaining period on the leasehold agreement, and recorded as follows:

YEAS: Councilmembers Ajmera, Egleston, Eiselt, Graham, Mitchel, Newton, Watlington, and Winston.

NAYS: Councilmembers Bokhari, Driggs, and Johnson.

Mayor Lyles said I do think that the time frame that you said, our next available opportunity for applications is in January and we don't know what will be out there, but we've got this allocated and I think that means there is some pushing to get there before we see what else in the pipeline, so just a reminder.

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BUSINESS

ITEM NO. 13: DONATION OF FACE MASKS TO CHARLOTTE MECKLENBURG SCHOOLS

Motion was made by Councilmember Eiselt, seconded by Councilmember Driggs, and carried unanimously to adopt a resolution authorizing the donation of surplus property as allowed under N.C.G.S. 160A-280 to Charlotte-Mecklenburg Schools.

The resolution is recorded in full in Resolution Book 51, Page(s) 83.

ITEM NO. 14: NOVEMBER AND DECEMBER 2020 CITY COUNCIL REGULAR MEETING SCHEDULE

Mayor Lyles said we have a new schedule, not the one that is on the agenda; we have a Strategy Session, a Business Meeting and a Zoning Meeting in November, a Business Meeting, and a Zoning Meeting in December.

Motion was made by Councilmember Mitchell, seconded by Councilmember Egleston, and carried unanimously to (A) Approve the November and December 2020 City Council Regular Meeting Schedule, and (B) Authorize the City Clerk, or her designee, to adjust the November and December 2020 City Council Regular Meeting Schedule in accordance with the North Carolina's statewide emergency declarations, the Governor's executive orders, and phased reopening's.

ITEM NO. 15: RESOLUTION TO CLOSE A PORTION OF NORTH MYERS STREET

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to adopt a resolution and close a portion of North Myers Street.

The resolution is recorded in full in Resolution Book 51, at Page(s) 84-87.

ADJOURNMENT

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

The meeting was adjourned at 9:07 p.m.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Length of Meeting: 5 Hours, 1 Minute
Minutes Completed: November 12, 2020