The City Council of the City of Charlotte, North Carolina convened for a Business Meeting on Monday, March 22, 2021 at 5:04 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, Matt Newton, Greg Phipps, and Braxton Winston, II.

ABSENT UNTIL NOTED: Councilmember Victoria Watlington

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Mayor Lyles welcome everyone to the March 22, 2021, Business Meeting and said this meeting is being held as a virtual meeting in accordance with all of the laws that we have to follow, especially around an electronic meeting. The requirements also include notices and access that are being met electronically as well. You can view this on our Government Channel, the City's Facebook Page of the City's YouTube Page.

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INVOCATION AND PLEDGE

Councilmember Johnson gave the Invocation followed by the Pledge of Allegiance to the Flag by Councilmember Driggs.

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ITEM NO. 1: MAYOR AND COUNCIL CONSENT ITEM QUESTIONS AND ANSWERS

Mayor Lyles said staff as requested a deferral of Item No. 44 until April 12, 2021. Is there anyone who would like to comment on an item?

Councilmember Ajmera said Item No. 15 and Item No. 20.

Mayor Lyles said Item No. 15 is our SAFE (Safety and Accountability For Everyone) Charlotte Grant Program and Item No. 20 is about our solar panels and our SEAP (Strategic Energy Action Plan) Plan.

Ms. Ajmera said Item No 15 is for the SAFE Charlotte Grant Program and I just wanted to recognize the work that has been done. This is the first plan that Charlotte has ever had to address violence in our community. I just wanted to take time to recognize the Plan that has been put together. Now we will be working with our grassroots organizations to address the violence in our community and really this opens up doors for many, many organizations who are working at the grassroots level and they will have resources to help us address the violence in our community.

Item No. 20 is for the City facilities solar installation project, so this helps us further our SEAP goals and it helps us meet our facilities policy that we had passed earlier last year. If we continue to move along with that I think before we know it we are going to meet our 2030 goal that we have to go carbon-free for our City operations that include our facilities, our transportation, and our energy generation. I just wanted to highlight the effort that has been done by our sustainability department.

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to approve the Consent Agenda as presented with the exception of Item No. 44 which is deferred to April 12, 2021.

The following items were approved:

Item No. 15: SAFE Charlotte Grant Program
(A) Authorize the City Manager to negotiate and execute a contract with United Way of Central Carolinas, Inc. for the SAFE Charlotte Grant Program for an initial term of 15

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

Item No. 16: #MeetCharlotte Marketing Services
(A) Authorize the City Manager to negotiate and execute contracts for brand expansion and marketing services for an initial term of one year with the following companies: Mythic, APCO Worldwide, and (B) Authorize the City Manager to renew the contracts for up to one, one-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Item No. 17: Traffic Signal detection Equipment
(A) Authorize the City Manager to negotiate and execute a contract with Econolite Control Products, Inc. to provide traffic signal detection equipment for an initial term of three years, and (B) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustment and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 18: Automated Security Gate and Fencing Services
(A) Approve a unit price contract with Hartsell Bros. Fence Co., Inc. for automated security gate and fencing maintenance and on-call installation and repair services for an initial term of three years, and (B) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustment and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 19: Building Automation Controls Maintenance and Services
(A) Approve unit price contracts for building automation controls maintenance and services for an initial term of three years to the following: Carolina Building Controls, LLC, Schneider Electric Buildings America, 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: City Facilities Solar Panel Installation Project
Approve a contract in the amount of $1,602,640 to the lowest responsive bidder Renu Energy Solutions, LLC for the City Facilities Solar Panel Installation project.

Summary of Bids

Renu Energy Solutions, LLC	$1,602,640.00
Eagle Solar and Light, LLC	$1,924,425.90
8MSolar LLC	$2,106,790.10
Efficient Energy of Tennessee LLC	$2,141,894.00
Energylink, LLC.	$2,961,890.00

Item No. 21: Construct McDonald Road Storm Drainage Improvement Project
Approve a contract in the amount of $876,764.03 to the lowest responsive bidder United of Carolinas, Inc. for the McDonald Road Storm Drainage Improvement Project.

Summary of Bids

United of Carolinas, Inc.	$876,764.03
Kemp Sigmon construction Co., Inc.	$915,319.50
Carolina Cajun Concrete, Inc.	$979,173.25
United Construction Company, Inc.	$1,119,812.50

Item No. 22: Construct Starvalley 7141 Storm Drainage Improvement Project
Approve a contract in the amount of $2,159,565.60 to the lowest responsive bidder United Construction Company, Inc. for the Starvalley 7141 Storm drainage Improvement project.

Summary of Bids

United Construction Company, Inc.	$2,159,565.60
United of Carolinas, Inc.	$2,459,881.18
Sealand Contractors Corp.	$2,586,350.78

Item No. 23: Elevated Storage Tanks Design
Approve a contract for $1,592,060 with Black & Veatch International Company for Phase 1 design services of three new elevated storage tanks.

Item No. 24: Multi-Rake Water Bar Screen
(A) Approve the purchase of a Huber Multi-rake bar screen, by the sole source exemption, (B) Approve a contract with Huber Technology, Inc. for the purchase of a Huber multi-rake bar screen, and (C) Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Item No. 25: Upper Taggart Creek Outfall Replacement Change Order
Approve change order #1 for $2,598,720 to Park Construction of North Carolina, Inc. for the Upper Taggart Creek Outfall replacement project.

Item No. 26: Valve Reconditioning Services
(A) Approve a unit price contract with A-C Service Repair, Inc. for valve reconditioning services for an initial term of three years, and (B) Authorize the City Manager to renew the contract for up to two, one-year renewals terms with possible price adjustment and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 27: Water Transmission main Design Contract
(A) Approve a contract in the amount of $1,173,593 with Brown and Caldwell for engineering services for 960 Zone West East Water Transmission Main project, and (B) Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Item No. 28: Airfield Lighting Equipment, Parts, and Support
(A) Approve the purchase of airfield lighting equipment, parts, and support, by the sole source exemption, (B) Approve a contract with ADB Safegate Americas, LLC for the purchase of airfield lighting equipment, parts, and support for the term of three years, and (C) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustment and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 29: Airport Electrical Transmission Line Relocation Reimbursement
(A) Authorize the City Manager to execute a reimbursement agreement with Duke Energy for electrical transmission line relocation required to enable the construction of the Airport's North End Around Taxiway Project, and (B) Authorize the City Manager to amend the agreement consistent with the purpose for which the agreement was approved.

Item No. 30: Voice and Wireless Communications Services and Related Products
(A) Approve an extension to the contract with NCapital LLC, formerly NCloud Leasing LLC, for the continued provision and expansion of the citywide voice over IP (VoIP) telephone communications system for a term of three years, (B) Approve an extension to the contract with AT&T North Carolina for the continued provision of the local voice telecommunications services for a term of three years, (C) Approve the purchase of wireless communications services and related products from federal contracts as authorized by G.S. 143-129(e)(9a), (D) Approve a unit price contract with AT&T Mobility for the purchase of wireless services and related products under General Services Administration contract number 47QTCA19D00MV dated September 27, 2019, (E) Approve a unit price contract with Cellco Partnership d/b/a Verizon Wireless for the purchase of wireless services and related products under General Services administration contract number 47QTCA20D00B5 dated June 11, 2020, and (F) Authorize the City Manager to extend the use of the contracts listed in Actions D and E for additional terms as long as the federal contracts are in effect, at prices and terms that are the same or more favorable than those offered under the federal contract.

Item No. 31: Technical Correction to Resolution Transferring Property Parcel
Adopt a corrected resolution approving the transfer of property on Johnston Oehler Road (parcel identification number 029-303-49 consisting of 1.2 acres of vacant land to Charter Properties Inc. for the development of affordable housing.

The resolution is recorded in full in Resolution Book 51, at Page(s) 361-363.

Item No. 32: Bond Issuance Approval for the HUB on Harris Apartment Homes
Adopt a resolution granting INLIVIAN's request to issue multifamily housing revenue bonds, in an amount not to exceed $35,000,000 to finance the development of The HUB on Harris Apartment Homes.

The resolution is recorded in full in Resolution Book 51 at Page(s) 364-370.

Item No. 33: Resolution of Intent to Abandon a Portion of the Alley off Greenway Avenue and Caswell Road
(A) Adopt a Resolution of Intent to abandon a Portion of an Alley off Greenway Avenue and Caswell Road, and (B) Set a Public Hearing for April 26, 2021.

The resolution is recorded in full in Resolution Book 51, at Page(s) 371.

Item No. 34: Resolution of Intent to Abandon the Unopened Right-of-Way off Mecklenburg Avenue and Matheson Avenue
(A) Adopt a Resolution of Intent to abandon the Unopened Right-of-Way off Mecklenburg Avenue and Matheson Avenue, and (B) Set a Public Hearing for April 26, 2021.

The resolution is recorded in full in Resolution Book 51 at Page(s) 372.

Item No. 35: Refund of Property Taxes
Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of $125,785.79.

The resolution is recorded in full in Resolution Book 51, at Page(s) 373-376.

Item No. 36: Meeting Minutes
Approve the titles, motions, and votes reflected in the Clerk's records the minutes of January 11-12, 2021 Strategy Session, January 19, 2020 Zoning Meeting, January 25, 2020, Business Meeting, and January 29, 2021, Special Meeting.

PROPERTY TRANSACTIONS

Item No. 37: Charlotte Water Property Transactions – McMullen Creek Tributary at Quail Hollow, Parcel #31

Resolution of Condemnation of 410 square feet (0.01 acres) n Temporary Construction easement and 15,659 square feet (0.36 acres) in Sanitary Sewer Easement at 7620 Baltusrol Lane from Waters Construction Company, Inc. for $39,425 for McMullen Creek Tributary at Quail Hollow, Parcel #31.

The resolution is recorded in full in Resolution Book 51, at Page(s) 377.

Item No. 38: Charlotte Water Property Transactions – McMullen Creek Tributary at Quail Hollow, Parcel #44

Resolution of Condemnation of 12,103 square feet (0.28 acres) in Temporary Construction Easement and 5,301 square feet (0.12 acres) in Sanitary Sewer Easement at 9100 Winged Bourne from David Voronin and Biana M. Voronin for $68,275 for McMullen Creek Tributary at Quail Hollow, Parcel #44.

The resolution is recorded in full in Resolution Book 51, at Page(s) 378.

Item No. 39: Charlotte Water Property Transactions – Upper McAlpine Creek Sewer Interceptor, Parcel #40

Resolution of Condemnation of 30,185 square feet (0.69 acres) in Temporary Construction Easement at 5701 Olivet Drive from Alvin Jasper and Rovena Jasper for $3,550 for Upper McAlpine Creek Sewer Interceptor, Parcel #40.

The resolution is recorded in full in Resolution Book 51, at Page(s) 379.

Item No. 40: Property Tractions – Brown Grier Road Improvement Project Parcel #32.
Acquisition of 1,673 square feet (0.038 acres) in Utility Easement, 5,289 square feet (0.121 acres) in Temporary Construction Easement at 4109 Sandy Porter Road from Dora T Price AKA Wilma T Price for $11,800 for Brown Grier Road Improvement Project, Parcel #32.

Item No. 41: Property Transactions – Canyon Trail 311, Parcel #1
Acquisition of 2,934 square feet (0.067 acres) in Storm Drainage Easement, 2,943 square feet (0.068 acres) in Temporary Construction Easement at 311 Canyon Trail from Helen Gehrig Richards and Joseph Dickson Richards for $12,100 for Canyon Trail 311, Parcel #1.

Item No. 42: Property Transactions – Idlewild/Monroe Intersection – Phase II, Parcel #23

Resolution of Condemnation of 239 square feet (0.005 acres) Storm Drainage Easement, 462 square feet (0.011 acres) Sidewalk Utility Easement, 4,633 square feet (0.106 acres) Temporary Construction Easement at 6209 Monroe Road from Goode Development Corporation for $39,950 for Idlewild/Monroe Intersection - Phase II, Parcel #23.

The resolution is recorded in full in Resolution Book 51, at Page(s) 380.

Item No. 43: Property Transactions – Idlewild/Monroe Intersection – Phase II, Parcel #30

Resolution of Condemnation of 200 square feet (0.005 acres) Utility Easement at 2510 Vista Drive from Goode Development Corporation for $4,075 for Idlewild/Monroe Intersection – Phase II, Parcel #30.

The resolution is recorded in full in Resolution Book 51, at Page(s) 381.

Item No. 45: Property Transaction – Parkwood Avenue Streetscape, Parcel #10
Acquisition of 640 square feet (0.01 acres) in Fee simple, 1,426 square feet (0.03 acres) Temporary Construction Easement at 401 East 15th Street from Kyle Short and Meggan Short for $50,000 for Parkwood Avenue Streetscape, Parcel #10.

Item No. 46: Property Transaction – Parkwood Avenue Streetscape, Parcel #11
Acquisition of 1,030 square feet (0.024 acres) Temporary Construction Easement at 0 Parkwood Avenue from Elizabeth Grillo and Thomas B. Miller for $12,040 for Parkwood Avenue Streetscape, Parcel #11.

Item No. 47: Property Transactions – Parkwood Avenue Streetscape, Parcel #13.
Acquisition of 969 square feet (0.02 acres) Fee Simple, 1,788 square feet (0.41 acres) Temporary Construction Easement at 402 East 19th Street from Terry Ann Stokes for $32,000 for Parkwood Avenue Streetscape, Parcel #13.

Item No. 48: Property Transactions – Shade Valley Road Realignment and Roundabout, Parcel #2

Resolution of condemnation of 164 square feet (0.03 acres) in Fee Simple, 3,925 square feet (0.9 acres) in Utility Easement, 238 square feet (0.005 acres) in Storm Drainage Easement, 1,885 square feet (0.043 acres) in Sidewalk Utility Easement, 2,326 square feet (0.053 acres) in Temporary Construction Easement at 4733 Monroe Road from State Employees' Credit Union $71,400 for Shade Valley Road Realignment and Roundabout, Parcel #2.

The resolution is recorded in full in Resolution Book 51, at Page(s) 382.

Item No. 49: Property Transactions – Shade Valley Road Realignment and Roundabout, Parcel #3

Resolution of Condemnation of 4,191 square feet (0.10 acres) in Fee Simple, 3,031 square feet (0.07 acres) in Sidewalk Utility Easement, 3,196 square feet (0.073 acres) in Temporary Construction Easement at 4811 Monroe Road from Lerner and Company Real Estate for $140,050 for Shade Valley Road Realignment and Roundabout, Parcel #3.

The resolution is recorded in full in Resolution Book 51, at Page(s) 383.

Item No. 50: Property Transactions – Shade Valley Road Realignment and Roundabout, Parcel #10

Resolution of Condemnation of 608 square feet (0.01 acres) in Fee Simple, 543 square feet (0.012 acres) in Sidewalk Utility Easement, 1,802 square feet (0.042) Temporary Construction Easement at 4919 Monroe Road from David Erdman for $20,425 for Shade Valley Road Realignment and Roundabout, Parcel #10.

The resolution is recorded in full in Resolution Book 51, at Page(s) 384.

Item No. 51: Property Transactions – Shade Valley Road Realignment and Roundabout, Parcel #11
Acquisition of 741 square feet (0.02 acres) in Fee Simple, 623 square feet (0.014 acres) in Sidewalk Utility Easement, 1,838 square feet (0.042 acres) in Temporary Construction Easement at 4927 Monroe Road from Dana and Romeo LLC for $35,950 for Shade Valley Road Realignment and Roundabout, Parcel #11.

Item No. 52: Property Transactions – Shade Valley Road Realignment and Roundabout, Parcel #14

Resolution of Condemnation 824 square feet (0.02 acres) in Fee Simple, 2,146 square feet, (0.049 acres) in Sidewalk Utility Easement, 4,240 square feet (0.097 acres) in Temporary Construction Easement at 5007 and 5009 Monroe Road from Lerner and Company Real Estate for $52,650 for Shade Valley Road Realignment and Roundabout Parcel #14.

The resolution is recorded in full in Resolution Book 51, at Page(s) 385.

Item No. 53: Property Transactions – Shade Valley Road Realignment and Roundabout, Parcel #17 and 19

Resolution of Condemnation 67 square feet (0.001 acres) in Fee Simple, 3,415 square feet (0.08 acres) in Sidewalk Utility Easement, 8,834 square feet (0.20 acres) in Temporary Construction Easement, 1,017 square feet (0.02 acres) in Storm Drainage Easement, 7,432 square feet (0.17 acres) in Post Construction Controls Easement at 2200-2218 and 2301 Shade Valley Road from Lake Hills Apartments LP for $99,225 for Shade Valley Road Realignment and Roundabout, Parcel #17 and 19.

The resolution is recorded in full in Resolution Book 51, at Page(s) 386.

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AWARDS AND RECOGNITIONS

ITEM NO. 4: BRAIN INJURY AWARENESS MONTH

Councilmember Johnson said thank you for the opportunity to recognize this important issue in our nation and in our City. I would like to read the following proclamation from the City of Charlotte and Mecklenburg County regarding Brain Injury Awareness Month observation in March.

WHEREAS, acquired brain injury is a serious, national, public health epidemic resulting in long-term or permanent disability or death, which include strokes, brain aneurysms, brain tumors, brain infections, anoxic brain injury, and traumatic brain injury; and

WHEREAS, acquired brain injury is overlooked, underfunded, and affects thousands of North Carolina citizens; the stroke is the leading cause of adult disability in the U.S. and there is a brain aneurysm rupturing every 18 minutes; and

WHEREAS, brain injuries occur when there is a lack of oxygen supplied to the brain, and cardiac arrest, near drowning, choking, and drug overdoses may cause anoxic brain injury. Each year approximately 70,000 people in the U.S. are diagnosed with a brain tumor; and

WHEREAS, more than 2.8 million Americans suffer a brain injury each year, and of those, 50,000 dies, 282,000 are hospitalized, and approximately 5.3 million Americans now live with a brain injury-related disability; and

WHEREAS, brain injury can lead to a lifetime of physical, emotional, cognitive, and behavioral challenges; the leading causes being falls, motor vehicle accidents, and assaults; and

WHEREAS, more than 80,000 people in North Carolina will sustain a brain injury this year, and many survivors will be left permanently disabled; public awareness and understanding of the dangers, prevention, and treatment of these injuries and effects on the family are critical to help protect the people of our state; and

WHEREAS, we have an obligation to bring to light an issue that is under-publicized and widely misunderstood and continues to result in challenges for those affected and members of their family:

NOW, THEREFORE, WE, Vi Alexander Lyles, Mayor of Charlotte, and George Dunlap, Chair of the Mecklenburg Board of County Commissioners, do hereby proclaim March 2021 as

“BRAIN INJURY AWARENESS MONTH”

in Charlotte and Mecklenburg County and commend its observance to all citizens.

Mayor Lyles said I would like to recognize Ms. Johnson’s devotion to this effort and the work that she is doing, and it is not just in our community, not just in our state, but nationally. Thank you, Ms. Johnson.

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ITEM NO. 5: CHILD ABUSE PREVENTION MONTH PROCLAMATION

Councilmember Julie Eiselt read the following proclamation:

WHEREAS, children are vital to our state’s future success, prosperity, and quality of life as well as being our most vulnerable assets; and

WHEREAS, all children deserve to have safe, stable, nurturing, and healthy homes and communities that foster their well-being; and

WHEREAS, child abuse and neglect is a public responsibility, affecting both the current and future quality of life of a state; and

WHEREAS, parents need support and resources to cope with stress and nurture their children to grow to their full potential; and

WHEREAS, effective child abuse prevention strategies succeed because of partnerships created among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business community:

NOW, THEREFORE, WE, Vi Alexander Lyles, Mayor of Charlotte, and George Dunlap, Chair of the Mecklenburg Board of County Commissioners, do hereby proclaim April 2021 as

"CHILD ABUSE PREVENTION MONTH"

and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders, and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

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POLICY

ITEM NO. 6: CITY MANAGER'S REPORT

Marcus Jones, City Manager said I have two items tonight under the City Manager's Report; one is dealing with an update in terms of our SEAP Program. We appreciate your unanimously passing Item No. 20 on the Consent Agenda and so we will have Sarah Hazel give you an update. The last time Sarah provided an update was August of last year and it was well-received by the Mayor and Council. I think we have two-fold today; one is to tell you where we are going and where we have been with our sustainability efforts. We also want to make sure that I say again that Sarah, who has been in the acting role, is now the Chief Sustainability and Resilience Officer for the City and you may see somebody in my office that is up in the [inaudible] phase to take over Sarah's former role in the City Manager's Office. We have Emily Kunze, who has come back to the City. She was our former Deputy City Clerk from 2013 to 2019 and she hit the ground running and being very excited to be back with the City, so we welcome you back Emily. Mayor and Council, what I would like to do is turn this over to Sarah to give us an update.

Sarah Hazel, Chief Sustainability and Resilience Officer said thank you Mr. Jones for that really wonderful introduction. If you look at Title Five you will see what looks like an annual report and you should have received this SEAP Year Two Report in your packet a little bit over a month ago. That is just a report that highlights some of the work over the 2020 calendar year and I wanted to hit on some of the high points from that report this year, but really happy to follow up on anything in that report. I'm certainly not going to go through all of it tonight. I really can't believe that it has been two years since Council makes this strong commitment and I feel like there has been a lot of really great progress even earlier in the meeting today. While I get to do the presentation I also want to note that there are a lot of folks citywide in the department who don't have sustainability in their title that are really responsible for a lot of the action, policy development, and analysis that has gone into what I'm going to be talking about over the next 10-minutes. I just want to really give a shout-out to the larger Team Charlotte because this is by no means the efforts of one person or one division, it is the whole City.

If you look at the slide when we look back to 2020 in addition to making the commitment in 2018 to strive towards zero-carbon freedom buildings and become a low carbon city,

during your annual budget process, you made a larger commitment than ever before in investing in sustainability. Some of those items from 2020, not only included the large scale [inaudible] programs through Duke Energy, the Green Source Advantage Program, but investing in solar in our own buildings which you just unanimously passed the contract to do 10 locations today.

When it comes to E buses, Aviation received their first five E buses so working towards their full transition, and CATS (Charlotte Area Transit System) received a $3.7 million grant from the FTA (Federal Transit Administration) for E buses. Earlier this year in January you all accepted back grants from the FTA. A lot of this work has also been reported through the American Cities Climate Challenge and just to highlight here from the end of the last year was our extension into this year of that climate challenge support which has been really instrumental.

Hitting on a couple of the other important pillars of the Strategy Energy Action Plan, specifically workforce development and equity, you put forth funding and were able to utilize CARES funding for four cohorts of the Renewal Energy and Efficiency Workforce Training Program. You have heard a bit about it in ED (Economic Development) Committee and in other presentations, but two cohorts graduated in 2020, one is in progress right now and one will be coming out. This program has really received accolades through our network of peer cities across the country, so I just wanted to recognize that here locally and in North Carolina, wanted to [inaudible]. Research Triangle Cleantech Cluster Innovation Awards so, now looking at our light-duty fleet, last year with that investment that you made we were able to purchase 27 new electric vehicles and that is in alignment with the sustainable fleet policy which has us purchasing now fleets when the business case makes sense and the technology is available. We will be replacing our vehicles with the lowest emission vehicles possible. In addition to that with the resources from last year's budget, we invested in EVs infrastructure to make sure there was a match between where we were investing in electric vehicles and how we are powering them.

In January you all passed the Sustainable Facilities Policy which is now beginning in implementation. Just a reminder of a couple of things, the focus is reducing our energy consumption and enabling more rooftop solar. It aligns our new building charging infrastructure with our fleet policies that we are not needing to do retrofits which is always more expensive than when we are building new buildings. It puts in standard to track our energy across all City Departments including enterprise funds and then annual publishing of those results so we can really demonstrate to the community and lead by example in that way. That is just one piece of the puzzle, but we know that a big component of hitting our goal is continuing to work with Duke Energy. There are some really exciting partnerships coming up and I know you will hear from John Lewis in the coming months around the Duke-CATS negotiations on the e-bus transition and we also participated in Duke Energy's integrated resource plan to advance our SEAP goals with the focus on things like coal retirement, renewal energy opportunities, and support for really addressing equity in our folks in the community who are energy burdened. Beyond that, we are looking at our light-duty fleet, but we also have some interesting new technology that we are testing and our Solid Waste Team is testing electric street sweeper so you may see that out and about so we can be poised to see some of these opportunities as technology really evolves.

Finally, we can't do this on our own so not only are we working internally with partnerships, working to embed the SEAP principles into the Draft Charlotte 2040 Plan and UDO (Unified Development Ordinance) with some key focus on some of the items you see listed, EV (electric vehicles) Infrastructure, energy-efficient buildings as well as mode shifts, but our external partnerships I think are really exciting. I think you probably have a couple more days if you haven't seen the Cool Globes; you can go see them uptown, but in that public art exhibit at Discovery Place, hosted and was on the street up and down North Tryon Street. It was really a great opportunity to share a solution to supporting sustainability and climate action in a lot of the message for Charlotte-focused and we were really excited to work on that project. We have also developed an MOU (memorandum of understanding) with Arrival and you will [inaudible] company much like

our MOU with Duke Energy that we hope to leverage over the coming year as well as continue to work with external stakeholders who are doing really exciting work in the community building capacity.

As the work continues your investments are really being recognized here in North Carolina and we are also continuing to leverage grant opportunities. You can see by some of the examples on the slide and we are going to keep moving forward with policies and practices and partnerships towards our goal. I appreciate the opportunity to just do a real quick snapshot with you and I'm happy to answer any questions that you have either from this presentation or from anything in the Strategic Energy Action Plan Year Two Report.

Mayor Lyles said Hazel, I know that you are going to be taking leave in a few days and I just wanted to say that your leadership has been exceptional. To the community, I would say that we are recognized as a City that gets things done, that we actually have a plan and we are acting on it and funding it. I want to say that has been a large part of the effort by the Council to adopt this plan and that we've had greater leadership to move it forward, so thank you.

Councilmember Winston said that was a great update, keep them coming, and good luck. I have two questions that could probably be answered offline; I would like to know what is happening to those cool globe pieces after the installation happens. I would really love to get some insight into this CATS-Duke Energy partnership, it sounds very interesting

Councilmember Eiselt said thank you, Sarah, for a great presentation and thank you for your commitment to this work. I have a question about the charging stations, are we partnering with Duke at all for the quick charging stations, will we be getting any of those in our area?

Mr. Hazel said I think Ms. Eiselt, you are speaking about the new grant program that they just came out with and if that is what you are speaking to, we are currently working on a submission to take advantage of that program.

Ms. Eiselt said are those geared towards buses or cars; I think they are doing 20 of them around the state, what are they really for, and is that something that we are interested in?

Ms. Hazel said they have a few different grants that are open right now and there are some grants that will apply to vehicles that we are currently looking to electrify. They have a specific grant around school buses so that is not exactly something that we are focused on because of our own operations. There is a quick charger grant as well as level two charging grants that we are currently working on applications for.

Ms. Eiselt said okay, thank you so much, thanks for all the hard work.

Councilmember Bokhari said I just also wanted to say thank you to Sarah for the amazing work that you do on this and also wanted to say thank you to Mayor Lyles for your leadership on this has made it possible to be quite honest, the SEAP, everything you've done with the Bloomberg Organization in the past and beyond. While a lot of people have worked hard on this, I think it is important we recognize your contribution to where we are today, so thank you.

Mayor Lyles said thank you very much. I have to give a lot of credit to the Bloomberg Foundation and we continue to do this work. I have been appointed to a group that is joined by Representative Cary from the White House as well as the Mayor from Pittsburg, whose name I will not pronounce, Mr. Egleston would tease me about it, so I just want to say that we continue to do this work and the staff has been great, but I really have to say the reputation of Charlotte and this work is that we commit to something we funded it and we've accomplished it, so thank you very much.

Me. Jones said great job Sarah; the next item we will have Shawn Heath come up and speak about the American Rescue Plan much like Shawn has been our conductor as we

have been going through the CARES Act Funds. He is also pulling us all together around the latest round of stimulus funds. I will tell you what is the same as last time is that I would ask the Mayor and Council to give us a bit more time to better understand all of these buckets of money that are coming, not just directly to the City, which different this time is that I have already reached out to the County Manager and the School Superintendent for us to try to find a way to look at these funds, not necessarily in three different silos, but to look at these funds in such a way that can benefit our community as a whole.

With that said, Shawn is going to talk about these dollars at a high level and some of the thinking that we have around this. I will tell you with that first bucket of funds if you will, the CARES Act dollars, it was about $154.5 million, almost 60% of that was deployed externally. I will tell you that one of the thought processes that we have going into this is to have the majority of these funds going externally. I think it is important to understand how funds come in, how they can be used. I do not have a recommendation for you today other than to ask that you allow me to spend some more time with our partners in the County and the School System and the Team to continue to look at some of the frequently asked questions around these funds. Unless you have questions of me I would like to turn it over to Shawn.

Shawn Heath, Special Assistant to the City Manager said before we dive into the American Rescue Plan we thought it would be helpful to take a quick look at the Community Facing funding that City Council programmed during the calendar year 2020. What you have here in front of you is a slide that reflects $135 million in investments primarily related to the CARES Act that also includes some funding through the December 2020 stimulus plan which you allocated in February associated with various forms of housing rental assistance and utility support. We've discussed these investments in great detail over the last few months and I won't go into a lot of detail here this evening, but just to hit a few high points associated with housing, utility, and homelessness. You can see the $64 million that has been programmed; some of that is still making its way into the community through your allocation in February associated with rental relief and utility relief. Of the $64 million approximately $30 million of it is related to rental and mortgage relief. Approximately $10 million is related to utility support and there is also some support for homeless related issues embedded in there as well including, you will recall last year, the $2 million investment with the Roof Above to support their purchase of a hotel for supportive housing and then also $500,000 investment with Salvation Army to support their renovation and expansion to the Women's Shelter.

Moving over into the next area with small business and impacted industry support, $54 million. With the $54 million of course the signature program here was the Access to Capital Program, $30 million-plus that was put into the small business sector. There was also some targeted support for impacted industries such as hotels, food and beverage establishments, and also music venues. In aggregate that was about $50 million and then you will remember the decisions that were made around non-profit relief workforce development, arts, and artists and bridging the digital divides. Just a little bit of the backdrop as it related to the CARES Act before we jump into the American Rescue Plan.

As Manager Jones has mentioned there are a number of component pieces of the American Rescue Plan. It was in fact a 626-page document, including $1.9 trillion in economic relief. This slide is intended to provide a picture into some of the direct funding that will be received in the Charlotte-Mecklenburg community, starting with Charlotte-Mecklenburg Schools on the left, $347 million which will presumably be focused on reopening of schools and interventions to address learning loss, etc. For Mecklenburg County $215 million, which is quite different than the CARES Act which provided Mecklenburg County with $39 million. Moving into the green bars, these are focused on the City of Charlotte. We do not know the exact amounts that the Charlotte Airport and CATS will receive so what we are showing here are estimates at this time. Then the middle green bar, $149 million, is what Manager Jones referred to before. It is very similar in size to the Coronavirus Relief Fund under the CARES Act last year and just as a point of reference if you look at the State of North Carolina, Charlotte was the City receiving

the largest allocation in the State. Raleigh is number two on that list at approximately $80 million.

In addition to the $149 million that will come directly to Charlotte, because there are so many different funds and programs under the American Rescue Plan, we wanted to provide you with a little bit of a line of sight into other programs that will likely result in additional funding coming to the City of Charlotte. I would underscore here that some of these programs will be controlled and administered by federal and state agencies where some of these will actually be controlled by the City of Charlotte. There are three in particular that I wanted to highlight on this slide. First is the Restaurant Revitalization Fund which is $29 billion. A large amount that certainly will be spread across the entire United States and that will be administered by the Small Business Administration. I checked on their website today and I haven't seen any activity there yet, but based on [inaudible] accounts it sounds like they will stand up a program and they will have an opportunity for grant applications to be submitted via a portal page at some point in the coming weeks.

Moving into the next one, Emergency Rental Assistance for $22 billion. Our sense is that this will be structured very similar to the Rental Assistance Program that was introduced in December of 2020, and at this point, our estimate is that we may receive the City of Charlotte direct funding for this program of approximately $20 million. Hopefully in the next few weeks, we will have confirmation of that amount. It appears that that money will come to the City of Charlotte in installment payments, so if it is $20 million in total we think about 40% of that would come to the City of Charlotte in May with subsequent amounts later down the line. Similar to what we've done in the past, this will give us an opportunity to make more investments in both rental relief and utility relief.

The last item that I wanted to highlight on this slide is the very last row and something that we are very intrigued by the Homeless Assistance and Supportive Services Program. At this point and once again this is an estimate, we do not have final confirmation yet, but we believe there maybe $12 million that comes into the Charlotte Mecklenburg community. It is not entirely clear yet exactly how that will be injected into the community. It will likely be shared across a number of entities; Charlotte may receive the majority of that amount, but we will have to confirm that in the weeks ahead. There are a number of things that can be done with this particular program; one thing of particular interest based on conversations we've had before is this particular program allows for the purchase of commercial property such as a hotel or motel which then can be converted into a non-congregate shelter, an emergency shelter or even permanent affordable housing, so there could be some interesting tools and opportunities. We will be monitoring each one of these very closely in the weeks ahead as we work to develop a firm set of recommendations for the Manager to bring back to the Council.

All of the Programs in the American Rescue Plan have their own set of rules of course, and in terms of allowable uses for the State and Local Fiscal Recovery Fund which is $149 million that was referenced on the previous slide, these are the four categories of allowable uses. There are some distinctions from the CARES Act so we thought it would be helpful to lay these out for everyone. The first item, Category A really focuses on community-facing, economic relief, small businesses, non-profits, citizens, and impacted industries. The second category relates to premium pay for eligible from the line, essential personnel. Category C was not allowed in the CARES Act, it is allowed under the American Rescue Plan, and this is really a recognition that many local governments have faced revenue shortfalls as a result of the pandemic. If you think back to the March 3rd Budget Workshop, and the conversation that the CFO Kelly Flannery led, the occupancy tax and the food and beverage tax particular for the City of Charlotte are two revenue streams that have faced some challenges during the fiscal year 2021 as a result of the pandemic. So, that is something that we will continue to explore as an allowable use. The last category relates to certain types of infrastructure investments.

Just a couple of tactical items here quickly; unlike the CARES Act where the $154 million that Manager Jones made reference to, came in in one fell swoop, under the American Rescue Plan, the $149 million that will come to Charlotte will come here in two

installments. We expect half will receive in mid-May of 2021 and the second half roughly a year later, May 2022. Also, a distinction here at the Rescue Plan, unlike the CARES Act which had a very accelerated timeline initially, with the American Rescue Plan the funding received will have a disbursement deadline of December 31, 2024, and there will obviously be a desire to get money working in the community as quickly as possible, but with a more reasonable timeline than we originally had under the CARES Act. This will give us an opportunity to integrate, collaborate and be very intentional and deliberate with where we make those investments, so that is good news.

One item here to close out with is really just an acknowledgment that as the staff is working in support of the Manager's recommendations that will come back to Council, all opportunities related to this funding in isolation look like a great idea, but we want to have a way to evaluate and vet this opportunity set. Here is just an indication of some of the key things that we are focused on in terms of guiding principles for the use of this funding. First, since it is coming in two installments our first area focus will really be on the initial $75 million. As we get further in the calendar year 2021, we will start giving some more thought to how to go about the investments for the second $75 million that will be received next year. The second area of emphasis as a guiding principle, similar to the CARES Act will be a great opportunity for a significant portion of this funding to be focused on community-facing investments that are directly aligned with City Council priorities related to the economy, jobs, economic opportunity, well-managed government.

A couple of sub-points here I think are important; one Manager Jones alluded to before. One of the reasons why it is going to take a few weeks to really develop a thoughtful set of recommendations is the desire for our recommendations to be reflective of, what are the other types of funding that we expect to see from the federal, state, and local levels. How can we be smart about maybe being intentional in certain areas and doubling down with other funding sources? In other instances, we may decide that we want to focus our attention on gaps in the community that we think will be unmet through other funding sources. So, this is just an acknowledgment that we want to be thoughtful about all of the other forms of relief that will be coming in various sources and how that can dovetail in with what we are planning to do with our own funding.

One point that we talked about a lot last year was the recognition under the CARES Act that when you are designing and building and deploying and administering these programs they can be a very time-consuming endeavor. A good idea can't be converted into an actual program with money being invested in the community overnight. So, while we aren't required to use all of the same programs that we did under the CARES Act, we will certainly look for opportunities to leverage programs that have already been built where we can. In certain instances, we have community partners and program protocols that have been put in place, improved upon, and tested and we love to look for opportunities to continue to leverage those going forward.

The last thing here is a reference similar to the CARES Act; we think it may be wise to set aside what I would refer to as a reasonable or modest contingency balance even within the initial $75 million, just not knowing what kind of unforeseen circumstance may emerge as we move through the balance of the year. Those in general are the types of things that will inform our thinking. I'm in the midst of a conversation with Tracy Dodson and her Team and Pam Wideman and her Team and we are really evaluating that full opportunity set now and we look forward to having a chance to come back in the not too distant future to share a specific set of recommendations. That is the end of my formal presentation and I will be happy to answer any questions

Mr. Winston said thank you for the presentation. I would just ask us to see that RRF (Restaurant Recovery Fund) is there any flexibility to invest in food access in [inaudible] areas in our City, whether that be funding service models, community, agriculture, or anything else. I would love to know if we have any flexibility with those funds.

Mr. Heath said duly noted; we will continue to do our homework on that fund once the Program is stood up by the Small Business Administration. We will work with Jason

Schneider to see what opportunities we have as a City to help market and promote this funding has now become available.

Councilmember Graham said thank you Shawn for the presentation. I'm encouraged by what I just heard; one that there is broader thinking beyond the resources that the City is receiving, and that the Manager is working with the County and is intended to kind of think about the big picture for the community. I think that makes a lot of sense; that is a lot of money coming into our community and to coordinate and to work together to ensure that the outcome for all agencies working together benefits the community with a focus strategy really makes a lot of sense so I am encouraged by that. Secondly, I hope like Mr. Winston said that we stretch the envelope relating to the housing piece as well. By working hopefully with the County, especially on the AMI (Area Median Income) of 40% and 50% and below, that is where folks are really, really struggling as well as we saw this past month in terms of homelessness where we really need to make a concerted effort with an organized strategy that makes sense. There is a lot of conversation that I've been receiving from stakeholders and Councilmembers regarding tiny homes, continual homes, buying hotels, etc. I think we did a great job last year in terms of listening to the public and investing where those dollars needed to go i.e. rent relief and utilities, etc. I am almost certain that we would do more of that this time around as well, but hopefully, there is an opportunity for us to really think out of the box, utilize the guidelines to our advantage and stretch them where possible to really be creative and think out of the box, especially as we think about how we coordinate transit and housing and properties that the City owns along these transit lines to produce more affordable housing. I just hope that we have a broad understanding and Council has presented a comprehensive strategy, hopefully in conjunction with other parties that make sense for the entire community.

Ms. Eiselt said thank you for the presentation and I'm sure the staff is incredibly relieved to have some breathing room on designing the program around this. I just have a quick question about the contingency balance; is there any risk that the state would say that has to be considered within our balanced budget requirements and that would have to be 74 and we couldn't keep it in contingency balance?

Mr. Heath said the way that the act is written we have the discretion to use the funding anytime between now and December 2024. So, I don't think we have any concern about running a fowl in terms of the scenario that you teased out there.

Ms. Eiselt said it state law.

Mr. Jones said I would also like to jump in Ms. Eiselt. As we look at these funds it is much like the first round of stimulus funds; we are going to give you a structurally balanced budget without these funds in it. In other words, ongoing revenue will match ongoing expenditures. If you go back in time a little bit, at the end of FY20 we had almost a $15 million surplus that will be a part of your FY22 budget. In FY21, I'll speak for Ryan a bit right now, we are working hard to make sure that we end FY21 without dipping into our 16% reserve and as we move forward I would say the one thing that we've thought about as we go to FY22 because the budget is going to be bigger, the 16% reserve requirement will be more so when Shawn talks about these contingencies it may make sense to just have something set aside to make sure that going into FY2022 that we would have covered whatever requirements there are for the 16% reserve. Those are all the levers that are going on as we go through this, but I guess the takeaway is that we will not balance the budget off of these funds at risk of having a structurally imbalanced budget.

Ms. Eiselt said thank you, Mr. Jones.

Councilmember Johnson said thank you to Mr. Jones and Ryan for that information. I have a question about the spending of these dollars; last year we were able to see some great work because we did listen to the community and we were very intentional and strategic in taking a deep dive and looking at the needs by having those Community Recovery Taskforces. I'm wondering if those are going to be reconvened even if it is for an abbreviated time to discuss the funding and to listen to the community again about where the needs are so we can really take a deep dive on these issues.

Mr. Jones said we have started again, as Shawn said, trying to use a lot of the information we gained from those taskforces and all the input from the community and our starting point is trying to see how we can utilize these funds in a way that is consistent with what we learned from the first round, Ms. Johnson.

Ms. Johnson said I think that is something we should consider because we were very intentional and strategic in listening to other's viewpoints and really, really researching the needs of the community. I think that was a huge part of the success in the spending of those dollars so it is something that I feel we should consider. They don't have to be the 12-weeks again, but just to reconvene that group and review the recommendations, like you say, leveraging our dollars to look at the big picture. We learned through the relief that the mortgage assistance was not a need because that need was taken care of by the mortgage companies. So, those kinds of considerations I think would just be a good idea to reconvene those groups, just to make sure that we are hearing the needs of the public.

Councilmember Phipps said I had a question; do we have any residual CARES Act funds that remain unspent?

Mr. Heath said I'd be happy to take that question Manager Jones. With the $154.5 million in CARES funding from last year, that entire balance has been allocated by Council. All of it has been encumbered on different projects; there is a balance that is unspent so, encumbered it is fully earmarked. We don't have, what I would point to in laymen's terms, as money left over that doesn't have a home. In fact, I shared a note with Department Heads today requesting that any encumbered balances that have yet to be spent that we close that out in a very near term fashion so we can put a bow around the CARES Act, around the Coronavirus Relief Fund at least as we transition into the American Rescue Plan Funding.

Mr. Phipps said another question I have is the outreach in determining needs during the CARES Act funding period, do you think we would have some carryover and we can leverage some of the needs that were expressed by people and use that as carryover leverage to what we want to do with some of this next phase of funding?

Mr. Heath said yes, I do think that is an opportunity. In a way, it feels like it was forever ago, but it wasn't that long ago that we did have an opportunity to engage members of the community. I think it is an open question, if we need to do an incremental effort again this year certainly we would be willing to do so. The amount of time and effort that went into evaluating the opportunities and identifying the best portfolio of investments under the CARES Act was significant, I would like to think to a large extent we could carry forward those learnings and the community feedback and insights into our recommendations set for the American Rescue Plan as well.

Councilmember Ajmera said to follow up on Mr. Jones's earlier comment about contingency balance, what are we looking at in terms of keeping some of the COVID (mild to severe respiratory infection caused by the coronavirus) dollars for contingency balance out of $75 million?

Mr. Jones said we haven't decided at all what to do, we just wanted to put the idea out there that we think would be prudent. If nothing else but the example that I gave as we start to think about the 16% reserve going into the future, but we don't have a percentage but it served us well the first time and as you may recall, we were able to take a good portion of that contingency and give it back to the Council for some of these outward-facing programs.

Ms. Ajmera said to follow up on that Mr. Jones, any allocation for our City operations that we should be looking at?

Mr. Jones said not at this moment; not anything that is specific. What we were able to do in that first round again, a lot of it helped us with leave and being able to pay for a lot of things around public safety. As we start to get more people vaccinated, and we start to

have no more changes in our facility that first charge may not be as necessary this go around.

Ms. Ajmera said thank you, Mr. Jones. I think last year many of my colleagues would agree with me that we were able to get the funds out in a very timely manner and very equitably when it came to small business relief and rent relief and utility relief. It is great to see that we will be leveraging our existing processes and platforms that were established in 2020. I remember we had gotten a lot of e-mails from small business owners, certainly, the funds were oversubscribed so there were a lot of businesses who were not able to receive the relief where some did because it was a first-come, first-serve basis and we were certainly equitable in our distribution. I hope that we will go back to that long list that we have and use some of those existing processes to get the funds out soon. I certainly appreciate your leadership on that Mr. Jones.

Mr. Jones said thank you, it is a great team effort. Mayor Pro Tem and Council, that is all that we have under the Manager's Report.

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PUBLIC FORUM

ITEM NO. 12: PUBLIC FORUM

Mayor Lyles said we have 10 speakers who will have three minutes to speak tonight and if the Manager has an expedited response that he can give tonight to any one speaker that I would say we should do that. This is a time for us to listen and get back as a result of the staff doing a report at the end of the meeting.

Marcus Jones, City Manager said Mayor, I will take you up on that offer; there are a few speakers tonight that are talking about the pilot bus lane, and what we had decided from early on was that this would a six-month pilot and at the end of March that lane will come up. It provides both C-DOT (Charlotte Department of Transportation) and CATS and Planning with an opportunity to then absorb the data to see how this could work as it relates to the potential for Phase 3 of the Gold Line. It seems like there were some questions beginning as early as last Monday about this pilot, but the pilot will end at the end of March.

Mayor Lyles said the speaker speaking to that area, of course, you've heard what the Manager said, but glad to have you speak. I understand that all of the speakers are against the project. The project as a pilot is ending and assessment and review will begin as a result at the end of March.

Increase Positive Interactions with Police and Citizens

Nikhit Bhatia, 145 New Bern Street said I am a resident of Charlotte and wanted to raise awareness about some new and exciting technology that is being used to improve policing in other innovative cities such as Chicago, Seattle, and D.C. Metro. What I'm here to discuss is called Police Body Camera Analytics in the US today. Less than 0.1 percent of police body camera data is being analyzed. The only time this data is ever reviewed is when a use of force complaint is filed by a citizen and we really think that having body cameras alone and having humans review this data is not an effective way for cities to improve policing. It is a very reactionary measure rather than pro-active. So, what this Company, Green Key does is automatically analyze and transcribe body camera files. We generate performance metrics that can be used by cities and departments to objectively improve community policing. For example, we work with Universities across the country and crime labs, and other non-for-profits and advocacy groups to create respectfulness reports and de-escalation reports. We believe these can create police performance metrics that can improve the lives of both your Police Officers at Charlotte's Police Department as well as your citizens. There is a new Bill that is making its way through the Legislative process in North Carolina that if passed would require that all body camera data be actually analyzed and mandate all Police Officers within the State of

North Carolina to wear body cameras because we truly believe that body camera analytics is the future of policing. Other states have already started the filing process to mandate that this data be reviewed. Our Advisor, Chief Anthony Trevino from San Antonio recommended that we reach out to Charlotte specifically to gain the support of your leadership and your City Council. For that reason, Charlotte has been selected to participate in a free trial of this Police Body Camera Analytics Program. Green Key and Amazon are working together to donate this software. We are willing to allow Charlotte to process up to one year of body camera data for all the Officers at the Department which represents a $50,000 cost savings or donation for Green Key and Amazon. Again, there is no cost or obligation to participate in this free trial. We can generate performance metrics on each individual Officer as well as aggregated insights for your elected officials such as what percentage of Police interactions in Charlotte are positive? What is the precise level of respectfulness within Charlotte PD, how effectively can your Officers de-escalate interactions with the public, etc.? We would like to help you understand how policing is going in Charlotte and what you can do to improve it. We work with groups like the NAACP (National Association for the Advancement of Colored People) and other advocacy groups to help improve policing in the country and we do hope that you accept this offer. I thank you all for your time; I will reach out to the entire Council and Mayor to schedule a follow-up call.

Mayor Lyles said actually I would suggest you begin this kind of conversation with our Police Chief and the City Manager. While the City Council makes funding and policy decisions, these kinds of innovations we welcome, but I think that first, we need to talk to our practitioners about what they are doing and how they would see it. I look forward to hearing more about it, but this is one of those areas that we need to introduce to a number of people inside the organization as well. So, thank you very much.

Bus Lane on Central Avenue

Heather Ferguson, 6031 Hanna Court said I am a 20-year resident of East Charlotte. On behalf of myself and over 1,000 signers of a petition that will be delivered to you this week, we are so glad to learn that the dedicated bus lanes on Central Avenue will be removed. However, I wanted to speak tonight to express that this has always been more than just transit and traffic. This was about equitable investment in all of our communities and East Charlotte not continually getting the short end of the stick. We are not guinea pigs and yet we were treated as such when those lanes were put in with no public input and with no regard for their impact on safety and our neighborhoods. I encourage you to read the 446 comments collected through the City's survey which I obtained through freedom of information requests. Pedestrians, bicyclists, and even bus riders called the lanes foolish, terrible, and dangerous. One bus rider even wrote it is like you are trying to segregate Charlotte even more. Clustering affordable housing and bus transit as you have in East Charlotte perpetuates economic segregation and inequality in our City and perhaps most disturbing of all you considered doing this simultaneously to rolling out the 2040 Comprehensive Plan which is supposed to help mitigate these inequities. This was about economic vitality and quality of life for those of us who already live and work in East Charlotte as well as not stifling and undermining the potential for the redevelopment of the Eastland site.

If done right Eastland could actually reduce bus ridership on Central Avenue because of the jobs it will create right here in East Charlotte where those people live. Central Avenue is the heart and soul of East Charlotte. After 20 plus years of overall deterioration and neglect, that corridor is finally on the upswing. The Streetcar will enhance this and serve as an economic catalyst while the bus lanes would have done nothing but take us back in the wrong direction. I would like to be able to support the transit tax when it comes before voters, but I can only do so if I know that we will be getting what East Charlotte has been promised and that is the Streetcar on a shared lane.

Bus Lane on Central Avenue

Heather King, 1735 Progress Lane said this opposition is how the bulk of East Charlotte constituents would be described as feeling towards the dedicated bus lane pilot program

imposed upon us on Central Avenue. This exhaustive experimental program was executed against us, East Charlotteans with almost no notice, community input, research nor data concerning how this would affect us. Many of our elected and paid city officials have worked behind a cloak of secrecy and orchestrated what most believe to be backdoor deals providing zero transparency to push their agenda through while working against the will of the people of East Charlotte. I hope we the people have proven that we will stand together [inaudible] East Charlotte to fight with all our might to correct and right the wrongs imposed upon us. We are tired of being used as Charlotte's experiment and doubly tired of our City officials not listening to us, ignoring our pleas to stop the insanity against us as a whole and our will for normalcy. We are the people, there is strength in our numbers, we will fight all injustices and vote you out of office in 2021 and future years if you don't listen to us and start paying attention. Remove your blinders because we are watching you. We are paying attention, we will not be bullied and run over nor mistreated as you've clearly displayed during the pilot program these past six months. It is a terrible shame when we the people must fight our elected officials to just leave us alone, let us be, and simply return us what we once had which is four operational car lanes with a turning lane. You only voted for this bus lane pilot and made it your agenda to place another feather in your hat, which have made our lives miserable and practically unbearable. We voters shall remember this on voting day, and you all want our vote again for more transportation bonds after you have pulled this sham on us, shame on you.

Bus Lane on Central Avenue

Grant LeFoe, 3921 Farmview Road said I am also here to speak out against the bus lane. I have to belabor the same information, especially the nuisance these bus lanes have caused, but instead, I want to focus more on the comments from Eastside residents that I've heard both through social media and through conversations that I've had since the start of this pilot project. Numerous conversations have been held complaining about the nuisance of these lanes. A petition with over 1,200 signatures has been circulated as mentioned already asking the City to remove these lanes. I don't want to focus on all these comments tonight, but instead, I would like to focus on the underlying question asked by so many of these Eastside residents why. Why does it seem wise to remove two lanes on an already congested road, especially as high-rise condos continue to sprawl east down Central Avenue which will only increase car traffic? Why was this pilot done during the pandemic when traffic was not at peak volume? Why was money not first used to repave roads on the Eastside that are in dire need such as Central Avenue, Shamrock Drive, North Davison Street, and Graham Street? Most importantly, why was so little effort placed on advertising and notifying residents before this pilot project began? Was the assumption that we either would all be in favor of these lanes or just be too disengaged to care?

I know the City created a survey about the pilot project, but even that was minimally advertised. Most people I spoke with about the survey had no idea that it existed and no data from that survey has yet been reported. The point I'm trying to make is that the residents of East Charlotte are paying attention and we are prepared to stand up to decisions and actions made about our part of the City if we feel they are unfair and if those decisions are made in a bubble. In tonight's meeting, Mr. Malcom Graham and Ms. Renee Johnson spoke about doing a good job of listening to the public regarding the proper use of the Coronavirus recovery funds and I urge you to do the same thing going forward in all future decisions.

Councilmember Watlington arrived at 6:16 p.m.

Bus Lane on Central Avenue

Jeremy King, 2540 Commonwealth Avenue said in light of this news that came out that I heard of today, I just wanted to congratulate the small group of people that fought to remove these bus lanes. I live in the neighborhood and have for many; many years and I was basically like they are going to do what they are going to do. My wife and her cohorts said we are going to fight for this and I've done what I could, but I'm just really impressed,

they stuck to their guns and I thank you guys for listening to and removing this because it was horrible and it was a terrible idea. Thank you so much.

Tent City Proposal – Hands of the Homeless

Christian Sullins, 6943 Riverwalk Loop, Denver, NC said thank you for having me tonight, I really appreciate your time. I'm actually here to speak on something different; I'm here to speak about the solutions that are being submitted for Tent City. I feel that there have been some really good solutions given so far, but I think that the Council has a huge opportunity here to really set the bar in example for communities all over the nation. There have been some really successful programs launched in California as well as in Atlanta that promote trade skills as well as agricultural skills among homeless people and allows them to not only build and sustain their own lifestyles but also to help give them jobs and to reestablish their sense of identity. I think in having a long-term solution that this is going to be really the key part of the process is establishing that sense of identity because these people have had that stripped from them and I think they no longer know what to do with their lives. I have been looking and there is actually a company in England that makes houses that are sustainable. They are estimated at $400 a piece; they can be dismantled and re-mantled without the use of any tools. They can be moved so it would be something that is very feasible cost-wise, and it is something that someone can do themselves. I think that is absolutely incredible. I really just want to see the City put their money in the right places and to do something really outstanding here. I believe the City is beautiful and you really have encouraged positivity and I think that in changing these people's lives you will see a dismantling of these problems and congregations of the homeless in areas that are unneeded and unwanted. I would really like to get government grant funding for a program that I call Hands of the Homeless and I have submitted a paper that I read about this for Innovations Class and my Professor actually pushed me to submit this to you today. He told me he thought it was extremely creative and I'm just very passionate and a hopeful psychologist and this is something I would love to see happen in the community.

Mayor Lyles said we appreciate your interest and continue your good work. We look forward to your leadership in the future.

Arts and Culture Funding

Michelle Cottrell, 1000 East Woodlawn Road said I wanted to touch back on the arts funding discussion, and I had a few questions about the new structure and a few concerns that would be creating a disconnect of the current Arts and Science funding structure. First of all, there hasn't been a lot of guidance given to the ASC (Arts & Science Council) grants in the past. Why doesn't the Council try restrictors of guided grants within the ASC within their economic development focus before creating a whole new organization? Second, I know there has been a lot of discussion about wanting to increase representation and that is great, but I'm just wondering how this Committee based organization will be more representative of a better representative than the ASC which I think is about 57 Charlotteans on Committee, so I just really wanted to dive into that. There also seems to be a focus on how to solve the problem of corporate and private investment so other than the City stating that they want $4 million in private and corporate investment, how does this plan encourage that additional private investment? There has been a lot of discussion of attracting [inaudible] productions within economic development conversations which I'm all for, but there are already incentives at the state level where it is up to I believe $7 million for film and $12 million for [inaudible] show. So, I'm just a little confused as to how an incremental spend from the $4 million budget would lead to additional film projection when the $7 million to $12 million incentive per show is not enough.

The budget is focused on just giving money to organizations so, how are we supporting creativity which I thought was a lot of the focus of this plan was to build a creative economy, but it seems like for the 2021 budget all we are doing is taking what could have been granted by the ASC and putting into a different account to grant to the same

organizations. So, doesn't it make sense to potentially think about maintaining the structure and creating an innovation fund and putting some of the work and thought in before creating the new structure and pulling all of the funding? I think this could be really exciting but I just want to make sure that we are thinking one, beyond grant and thinking of other ways to support the artistic community and all of the things that the City Council could do, but also have a fully flushed out plan before changing to create an organization that could end up being a very similar committee based grant hitting organization.

Mayor Lyles said Ms. Conttrell, I would suggest that you follow the meetings of the Ad Hoc Committee on the Arts and Culture by the City Council, but also know that your questions are rich and deep and I think that really the best way perhaps would be to reach out to one of the members to have a conversation because we won't be able to address all of the things that you said. I would really hope that you would reach out to Ms. Eiselt, Mr. Winston, Mr. Driggs, or Mr. Bokhari and have a conversation. This is something we will be doing further work on and appreciate your comments.

Middle Income Housing

Mason Wallace, 1404 Parkwood Avenue said I only wish everyone to know that single-family zoning at this point is McMansion zoning. It is a rigged planning system that enforces unaffordable shelter and segregation. It guarantees the highest prices and aids land speculators. It is exactly what the status quo wants for all neighborhood advocates, including City Council. You cannot side with big real estate; you cannot side with old money and the old guard. They don't care about anyone, don't let them sabotage the Comprehensive Plan. I am a missing middle developer, there is very little missing middle being built in this City. Most land is single-family only. As land values rise the zoning leaves only one possible choice, tear down and replace with another larger home. I've watched prices in the neighborhoods of Belmont and Optimist Park skyrocket. So many properties have been torn down with prices over $600,000 and mortgages approaching $3,000 a month. McMansions are affordable too so few and they are not even the right type of housing for most. New households coming into the City or existing already are downsizing boomers, couples, singles, and maybe with one child, they don't need 3,000 square feet, they don't need four bedrooms. I've watched this in real-time for five years. Once that lot has a McMansion, you can't redevelop it. Affordability has been lost permanently. Instead of four families living there, it has been capped to one. It is the most toxic type of gentrification possible and this institution needs to come to an end. Single-family zoning won't help you; it guarantees the worse possible outcome. Liberate the code, let's build an experiment with new types of housing, and let us also train the next generation of land developers. So, we are going to change the rules of the game as well as the players.

Mayor Lyles said we will be having a further conversation with the community on this, please follow it online and the City's website.

Family Property

Abigail Flanders, 3032 LaSalle Street said it has been difficult to get here, but I'm very pleased that you allowed me this time to speak on behalf of my family. It is interesting to follow the gentleman who just spoke. We own property at 1730 Solemn Church Road, and we've been told by several people, who are potential buyers, that that property is being held hostage by the City because the property itself will soon have a road going through it. After careful research, we did not find that there was any road that was prepared to be constructed through the property up through 2045. After having a meeting with the City my family and I were told that this road is sort of a dream or pie in the sky type of thing that you were thinking of doing. In the interim, we are aging owners of the property are unable to sell the property because everyone wants to buy it gives us the same scenario. I need to know what is going on based on what we have heard from the potential buyers. We've even been scheduled for closing and then we are told by one buyer after another that the City has told them, don't buy that land because we are running a road through it. I'm wondering about the zoning issue. We were told, no it is not a road issue, it is a zoning issue. As the gentleman said, there are a lot of I guess zoned R-3,

we are zoned R-3 and I don't understand what the problem is and why we are unable to sell this property to people who are interested in buying it. We are not talking commercial real estate here; we are not talking about commercial buyers. We had one of those and we understood that the neighborhood did not want it. What we are talking about are people who are interested in the property and who are being told that there is a road that is scheduled to go through it. We've not been told anything on this end. There has been no documentation, no correspondence, nothing. So, we are very concerned and confused as to what is going on and why we cannot sell the property right now. We need the money because we are aging. If it does go through in 2045 we will all be dead.

Mayor Lyles said Ms. Flanders, thank you very much. I'm going to ask the City Manager to have someone contact you so we can be clear on what the facts are and how we are engaged and involved in this. You will get a contact from a staff member and we will go from there.

Grants for Racial Equity

Kimberly Nelson, 5621 Keltonwood Road said most of you know me as Kimberly Edmen, now Nelson, President of Global Impact Industries, I got married last year. Thank you for this opportunity to share with you my input on the Comprehensive Plan. Of course, the vision of time is an allusion and life are still with swift transition, but I want you all to be clear that I have been listening to the Chamber and I've been listening and paying a lot of attention to the community. For some people that do not know me, I am a long-time citizen here, 19 years and my family dates back to 1981. I came from Flint, Michigan. My family is from Haiti by way of Nigeria, so my passion is on elevating and creating sustainable workforce opportunities for people of African descent. Of course, I served on the Chamber of Commerce for three years, I witness public/private partnership coordination, and of course the Vice-Chair for the 12th Congressional District so I understand the lay of the land and I really want to help restore human pride and focusing on cultural innovation, arts, and humanity, entrepreneurship, and sustainability. Where my true concerns lie is with digital equity. I would like to see Council accelerate technology and infrastructure and really focus on the intentional transformative of wealth by establishing smart incubator centers in target areas within Charlotte, North Carolina, and even within this region focus on technology research development and implementation. I am a part of the global African Business Association where we focus on the African [inaudible] in Africa and we are very serious about advancing further in the 21st Century. We understand that we need to embrace the fourth industrial revolution. The US has an intense interest in Africa, and I would like us to look at linking wealth policy input as it pertains to that. I am concerned about Charlotte's diverse population of people of African descent not being aware of the technology.

Mayor Lyles said Ms. Nelson, I know that you have much to contribute to us, but I think the three minutes are up and just wanted to say thank you, continue to be engaged and if you have further comments please forward them to the City Clerk or send them directly to any member of the Charlotte City Council.

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BUSINESS

ITEM NO. 7: AFFORDABLE HOUSING DEVELOPMENT SUPPORT REQUEST

Motion was made by Councilmember Bokhari, seconded by Councilmember Driggs, and carried unanimously to (A) Adopt a resolution authorizing the transfer of vacant parcels to subsidiaries of DreamKey Partners, Inc. (formerly the Charlotte Mecklenburg Housing Partnership, Inc.). Seven vacant parcels of land located on or near LaSalle Street ("Phoenix Rising") will be conveyed to CMHP Phoenix Rising, LLC and 12 vacant parcels of land, together with their allocated interest in one common area parcel located on or near LaSalle Street ("Vantage Point"), to CMHP Vantage Point, LLC, for the purpose of developing a minimum of 37 affordable, for-sale units in the two separate affordable housing developments which are located along the Beatties Ford Road Corridor, (B) approve an amount up to $1,895,000 in Federal HOME funds for the affordable housing developments, ("Vantage Pointe" and "Phoenix Rising"), and (C) Authorize the City Manager, or his designee, to negotiate and execute all necessary documents to complete the transactions in conformity herewith.

Councilmember Bokhari said I did want to make a discussion point, but just on the calculation of this being a little over $50,000 per unit on average, but I will circle back with Ms. Wideman later and vote yes for now.

The resolution is recorded in full in Resolution Book 51, at Page(s) 269-271.

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ITEM NO. 8: INTERLOCAL AGREEMENT FOR SANITARY SEWER AND STORM DRAINAGE IMPROVEMENTS

Motion was made by Councilmember Egleston, seconded by Councilmember Johnson, and carried unanimously to adopt a resolution ratifying an interlocal agreement with Atrium Health for the construction of a new sanitary sewer interceptor and storm drainage system improvements as part of the Atrium Health CMC Main Expansion and Greenway Improvements project.

The resolution is recorded in full in Resolution Book 51, at Page(s) 272.

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ITEM NO. 9: WATER SYSTEM REPAIRS CHANGE ORDER

Motion was made by Councilmember Egleston, seconded by Councilmember Ajmera, and carried unanimously to (A) Approve change order #1 for $750,000 to State Utility Contractors, Inc. for water system repairs and (B) Adopt Budget Ordinance No. 28-X appropriating $750,000 from fund balance in the Charlotte Water Operating Fund to the Charlotte Water Capital Projects Fund for emergency repairs.

The ordinance is recorded in full in Ordinance Book 63, at Page(s) 608.

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ITEM NO. 10: AIRPORT 2021 GENERAL AIRPORT REVENUE BONDS AND BOND ANTICIPATION NOTES

Motion was made by Councilmember Egleston, seconded by Councilmember Bokhari, and carried unanimously to (A) Adopt a resolution authorizing and approving issuance of revenue bonds not to exceed $500,000,000 and revenue bond anticipation notes not to exceed $300,000,000 and calling for the execution and delivery of various documents necessary to complete the sale, and (B) Adopt a Supplemental Bond Order.

The resolution is recorded in full in Resolution Book 51, at Page(s) 273-360.

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ITEM NO. 11: APPROPRIATE PRIVATE DEVELOPER FUNDS

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to Adopt Budget Ordinance No. 29-X appropriating $157,800 in private developer funds for traffic signal installations and improvements from the following developers: PRIII-LIV UNCC Apartments, LP, Sharon Academy, LLC, Denali REF, LLC, Woodlawn Park Land, LP, and Centene Management Company, LLC.

The ordinance is recorded in full in Ordinance Book 63, at Page(s) 609.

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PUBLIC HEARING

ITEM NO. 13: PUBLIC HEARING ON A RESOLUTION TO CLOSE CECIL STREET

Mayor Lyles declared the hearing open.

There being no speakers either for or against, a motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to close the public hearing on a resolution to close Cecil Street.

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.

The Cherry Community Organization Board of Directors, 610 Baldwin Avenue

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ITEM NO. 14: PUBLIC HEARING ON THE DRAFT CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

Mayor Lyles declared the hearing open.

Mayor Lyles said I would like to read a memo that the Councilmembers have received over the weekend. The City Council has met and talked about this since the presentation of the draft. Since we received that plan on October 30th we have gotten that kind of feedback and input from the public so the past several weeks, the amount of attention and public outreach has been significant and I know that all of you have doubled down in your engagement with this Plan and the community as well has doubled down. Based on those conversations there will not be a vote on the 2040 Future Comprehensive Plan in April. The information below, which I'm going to read, is a process for the Council and for community engagement with the Council as we review the significant concerns from the draft document.

The first item, the Council Engagement, after having discussions with Council, the Council Committees will review the issues that have been identified so far as concerns. In addition, we are going to have people coming in speaking to us tonight and during this comment period and there were other community forums that are being held, and we will also glean from those conversations additional items of significant concerns that the City Council Committees will be working towards to resolve.

The next thing we've talked about is community engagement; working really hard we feel like we need to have people speak directly to the Councilmembers and we will host virtual meetings to hear from the community as the process continues. I would expect that we would be able to have meetings on a regular basis to have people be able to comment. So, if you are not participating at this time or feel like there are so many people participating there will be additional opportunities. I also want to kind of summarize what we've heard as the most discussed topics over the last several weeks and again, we will add additional topics as necessary, based upon the comments that we hear tonight. The first item is Single-family Zoning Options, the second item is Displacement Policy Choices, the third item is Participatory Development Process, and I should have put in parenthesis in there, the Community Benefit Agreements. Actually, what we are talking about, how do people participate? We have a tool that was in the document, but what we are trying to do is get at the purpose and the intent, and the 10-Minute Neighborhood Application [inaudible]. The final one is Creating Processes to Resolve Conflicting Policy, what do you need to have first or second as we are growing and implementing this Plan?

Following this process with Council and Community Engagement, the goal is to have an element of communication engagement and governance resolve with a recommendation for the 2040 Comprehensive Plan before the full Council by the end of this fiscal year, which is June 30th. Many of us know that we are a fast-growing City, we are struggling with a number of the challenges that we have and the critical work that is being done by this Council particularly, I want to commend because we have had to come together to figure out how to support this community through COVID, providing millions of dollars in relief. We need to come together to improve our social justice and having a safe community. We know that we have these tough issues and I believe that we can do doing this important work as a Council, working with the community to create a vision that helps our City grow in a way that will lift up all of our residents.

A couple of ground rules for this; we are really glad to see the engagement of the community on this important topic. We have over 100 people signed up to give input tonight so each speaker will have two minutes to give their comments. I will call three speaker names at a time to allow speakers to get ready for providing their comments but I also wanted to ask the community to understand that we as a Council have to operate under the virtual meeting laws of the state for us to be able to have these virtual meetings. So, I do want you to know that we will always try to have at least the majority of the Council available. Councilmembers do need to sometimes step away from the screen for various reasons as we do this, but I also want you to know that if a Councilmember is having a drink or eating a snack or eating actually their dinner, that it is because we believe so much in the importance of listening to you that we are putting those things aside so that we don't have to step away. So two to three minutes away from the camera is fine, but if any Councilmember is going to step away for more than five minutes I would suggest that you let the City Clerk know or Ms. Jackson know because I am trying to keep account to make sure that we always have a majority of people with us as people come to speak to us. So, we have some protocols for ourselves as we do this as well as for the speakers. At the end of two minutes your mic will be muted so, community members know that there are other options that you have. If you do have more to say you can certainly e-mail or send something to the City Clerk that could be entered into the record or e-mail Councilmembers because we will have that opportunity to continue to read the various e-mails that we get. In addition, as I mentioned as a result of this work we are going to be doing weekly virtual meetings and there will be other opportunities to participate in those meetings.

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to conduct a public hearing on the draft Charlotte Future 2040 Comprehensive Plan.

Councilmember Watlington said I am having technical difficulty with my camera, I am trying to get it back on, but I am here.

Mayor Lyles said I also wanted to say to the community, we are going to listen tonight; there will be other opportunities for discussion, particularly more effectively in small groups with the Council Committees.

Councilmember Johnson said can you clarify the weekly virtual meetings or something that you sent in the memo, but I don't want to over-promise to the public. I wasn't that clear on expectations or what to expect from the virtual meetings.

Mayor Lyles said we will have to schedule those; I haven't had the time and I apologize, I wasn't able over the weekend to get those meetings scheduled, but that will be something that will come and it will be advertised on our website and you will be able to get that additional information. I just wasn't able to get it all done over the last several days. I appreciate that; there are going to be some things, we will have other Council processes and things to go through as a result of this hearing. I should have said this as well; if we don't have you because of technical difficulties, we will try very hard to make sure that we can get you, but if you are just not present then we will not be coming back for those that are not present.

Darlene Heater, 9500 Glenwater Drive said as one of the City's most diverse communities, diverse in age, income, race, culture, workforce, and definitely educational attainment, we fully embrace and support the future that the 2040 Plan aims to achieve. We believe that the 2040 Plan is one of the best tools for maintaining our diversity and access to opportunities far into the future. Ten-minutes neighborhoods, walkability, seamless transit and mobility options, quality parks, and quality places, these are all things that we work for every day for Northeast Charlotte and for University City, and we do not think that the quality of life that these types of investments provide to be limited to one part of Charlotte or another. These things should be accessible to all people regardless of your street address. While the 2040 Plan simply sets guides or guardrails that will [inaudible] future policy, it is a big step in the right direction. Where some of the big ideas in the document may seem too big for us today, consider where we were as a City 20-years ago and how small some of our big ideas from that time are looked upon today. Perhaps some of the ideas are too big, well what is the fuss, is it not better to set the guidepost with aspiration and work towards it through community conversation and input? If they are not right for us the City Council still makes the decision in the future and through that conversation, we will find the big idea that is right for us and right for the moment and right for the future. I want to thank the diligence of the Planning staff for their work and a bigger thanks for the thousands and thousands of community members who engaged in the process. We've heard their voice and we support their voice today. We support their voice by encouraging you to do the same and adopt the 2040 Comprehensive Plan for if we keep doing what we've always done we will get what we've already got. Thank you for leading with courage and with aspiration.

David Walters, 619 East Kingston Avenue said I love Comprehensive Plans, I want you to know that. I've help craft Community Plans over several decades and I've learned that no Plan can ever provide answers to every question. In the next two decades, we are going to be faced with questions that we can't even imagine today. But this plan is a very good one, sets out a road map to solutions for many of today's issues, and provides tools that will deal with tomorrow's unknown. It sets this City on a course with much-needed improvements become possible. As many people have recognized, stronger protections for minority communities are badly needed. These much be incorporated as far as we are able and active lobbying is needed at the state level to provide tools like the aforementioned Community Benefits Agreement, but, are legal in cities across America. They are not illegal as some would have us believe; they are just not yet permitted in

North Carolina. We also need the more different types of housing we've heard about, close to transit, all those things, they are in the Plan. I'm glad there will be a two-month delay, however, to fix omissions and to strengthen the Plan where it is needed. Please don't make that a long time; I know you won't, and don't listen to the carefully orchestrated course of negativity coming from the development interest. They are mainly interested in keeping the status quo and throwing roadblocks in front of the future. You will hear voices claiming support, urging more months or years with more studies. Longer delays will only water down the Plan to meaningless problems. In your hearts, you know that. Please be bold, don't delay, embrace the future. Thank you.

Deb Ryan, 3519 Blasdell Court said I am a 35-year long resident of Charlotte, a Professor of Urban Design at UNC-C, and the former Chair of the Planning Commission when the 2040 Plan was born. I support it wholeheartedly primarily for two reasons. First, the 2040 Plan is the most inclusive planning document the City has ever produced. In my 30-years in the planning profession, I have never witnessed a more extensive and effective community engagement process. So, if the Plan feels different than anything we have seen to date it is because it is heavily influenced by these [inaudible] of people that we have seldom heard from before. Second, the 2040 Plan provides expanded opportunities for economic mobility. It comes as no surprise that the people who have benefited from the established quo today seek to maintain it. Even as most of us have now acknowledged that the City has worked well for only some of us, but certainly not for all of us. If we are to acknowledge the reality, that reality, then we must question the inequitable impact to single-family zoning that covers over 80% of our City. Worries over property values falling within the duplexes, triplexes, and quadruplexes that are allowed in the neighborhood are simply unsubstantiated; in fact, the opposite is true. Dilworth, Plaza/Midwood, and Myers Park are prime examples where this type of density is already hiding in plain sight. Conversely, there is also simply no evidence of allowing more inclusive housing types in single-family neighborhoods increases the pace of gentrification. The acts of gentrification are already well underway and almost unstoppable in many of the Charlotte Inner-city neighborhoods. It will continue at a rapid pace with or without this Plan. The answer to the gentrification challenge is not a physical constrain on a few hundred or even a thousand lots across the City.

Shannon Binns, 2317 Laburnum Avenue said I am the Founder and Executive Director of Sustain Charlotte, a local non-profit that advocates for smart, equitable, and sustainable growth. Over the past two and a half years, the City of Charlotte Planning Department has been asking Charlotteans from all over the City in all walks of life what they want our City to become with an unprecedented focus on equitable and inclusive engagement. Over 6,500 Charlotteans have responded and their answers are reflected in the 2040 Plan. With this Plan, we have an opportunity to begin to reverse decades of exclusionary zoning practices that segregated our community. With this Plan, we have a chance to ensure that all Charlotteans benefit from our growth and development, including those who are suffering from displacement today. In fact, if any changes are made to this plan before its adoption those changes should give representatives from vulnerable neighborhoods a seat at the development table including the commitment to creating an anti-displacement commission. Over the past month, some have suddenly argued that the process used to create this Plan was flawed because it does not reflect the interest of the development industry in our most affluent neighborhoods and they have demanded changes. Because they don't like the message they have decided to shoot the messenger. Let's be honest the vast majority of Charlotteans do not want to maintain a status quo that is working for the few but failing the many. They want diverse neighborhoods that reflect our population, they want to be able to more faithfully walk, bike, and ride transit instead of drive, and they want to be able to affordably live where it is best for them and their families. We urge you to respect the democratic process that has been used and adopt the Charlotte 2040 Plan without weakening any of its current goals or recommendations.

Sam Spencer, 820 East 7th Street said I Chair the Charlotte-Mecklenburg Planning Commission and I wanted to talk today about the process behind the Charlotte Future 2040 Comprehensive Plan. Since I'm speaking in my role as Chair I really want to talk about the process since it is premature for us to endorse the Plan because this Plan is

still in the works. Back in June of 2018 when Deb Ryan was Chair of the Planning Commission we endorsed the process of moving from doing UDO first to doing a Comprehensive Plan. If I recall correctly it got a unanimous vote. Since we decided to pivot to do a Comprehensive Plan, do our first Plan in 40-years we've seen incredible public engagement. We've seen over 5,500 to 6,500 people interact with the Comprehensive Plan process we've seen all sorts of people engage from the community to contribute to this Plan. This isn't the Planning Commission's Plan, it is not the City Council's Plan, it is not the Charlotte staff's Plan, this is truly the people's Plan, the people who live in Charlotte, North Carolina. I want to give some quick facts about the process going forward after this public hearing. Anybody in the public can still continue to comment and be a part of this process. You can be a part of the Comprehensive Plan process by submitting your comments through the 2040 site. We have already read hundreds of comments the Planning Commission will consider tomorrow. We've read the Plan multiple times, we've read the comment, we've considered all of this because we believe the leadership requires readership. So, I just want everybody to know without talking about what I like about the Plan, what I don't like [inaudible].

Jessica Moreno, 1817 Central Avenue said I am Housing Justice Organizer; I started my work as an Organizer due to my home displacement from Oak Haven Mobile Home Park in Mecklenburg County. All of my neighbors were pushed out of the County due to the lack of affordable housing options that we had; this was in 2017. After my own campaigning in my own neighborhood, I continued organizing in Charlotte in different communities to make sure that people knew their rights as tenants and that they could protect themselves. What I see is that we still have a huge lack of affordable housing and my worry is that there will not be enough community oversight of my tenants or people who live in and need affordable housing. One of the most important things is that we have oversight in my opinion and of course we need this to go through so I would say not to delay it anymore, but to also make sure that we have community insight and that those recommendations are taken into consideration on the 2040 Plan.

Vernetta Mitchell, 5520 Suncrest Court said I live in and represent over 60 communities and neighborhoods that are incorporated in Far East Neighborhoods Coalition or FENCO. FENCO is bordered by East W. T. Harris Boulevard, Rocky River Road, Albemarle Road, and the Mecklenburg County Line. Yes, East Charlotte does exist beyond Eastland Mall. The Far East is a very diverse area with a very large minority community of all ethnicities, social-economic status, and ages. The Charlotte City Council and staff has known for at least 10-years that the Far East would be a target for expansion and growth, yet year after year the City has not effectively and equitably planned or budgeted for the growth that has impacted the Far East. In conjunction and collaboration with the County, our residents have a plan for the Far East that not only catches up with development in place but also keeps paying in terms of mobility, connectivity, infrastructure, parks, environmental protection, and transit. We clearly recognize that what we are asking does not fall under one entity. We expect our At-Large City Council Members to engage with the Far East planning and development like City Councilmember Matt Newton has been advocating. In addition, we also reject the process outlined in the Comp Plan that allows developers to increase density without community engagement or funding from the City for adequate resources. Equally important we want an area plan that includes the creation of jobs for our residents in the Far East through economic development. This is how we will realize the 10-minute neighborhood goal in the Comp Plan. Thank you for allowing FENCO to address this distinguished body and we look forward to working with you and the staff.

Allen Baker, 9400 Robinson Church Road said I was born and raised in Charlotte. I'm also a resident of Far East Charlotte. I do not support the 2040 Comprehensive Plan because it will allow developers to dramatically increase housing density in Far East Charlotte without the allocation or providing resources for additional infrastructure to support this growth. The 2040 Plan promotes a doctoral growth framework but for areas like Far East Charlotte, an increase in density will cause inequitable growth because of our lack of infrastructure. What infrastructure does Far East Charlotte lack? Fifteen percent of Far East Charlotte residents live within half-mile of a grocery store; 7% of Far East Charlotte residents live within half-mile of low-cost healthcare providers and 43% of

Far East Charlotte residents live within half-mile of public transportation stops compared to 67% in the rest of Mecklenburg County. However, how can Far East Charlotte residents walk to the bus stop when none of our arterial roads have sidewalks? A dramatic increase in density in Far East Charlotte which will happen if developers are allowed to build duplexes and triplexes on single-family home lots will force our most vulnerable residents to walk on two-lane roads with heavy traffic with no sidewalks to get to the bus stop to get to work. Without access to public transportation, our new residents will be more vulnerable to displacement. They will also be in physical danger if they decide to walk to one of our few bus stops. The Comprehensive 2040 Plan does not provide concrete solutions for Far East Charlotte to support the increased density. I am a member of FENCO and during our last meeting on March 17th Charlotte Area Transit CEO was the guest speaker. I asked him the following question; do you believe that the current public transportation resources in Far East Charlotte are sufficient to support the changes proposed in the Charlotte 2040 Plan? He answered no and that there is no budget to expand public transit.

Kathy Davis, 2212 Queens Road East said I would like to speak on the Comprehensive 2040 Plan. The City Planner and the Planning Commission Chair tell that much time and community feedback went into the Charlotte 2040 Plan that was released in October. Obviously, it was not enough, and it is apparent that many citizens of Charlotte are not in agreement with the proposed Plan and have expressed a multitude of valid concerns. These concerns of the proposed Plan come from all sectors of the community. They are not exclusive to a select few or a select group as have been stated by members of the Planning Commission in recent interviews. Addressing the 320-page Plan that took years to develop cannot be done within the less than two minutes that I have left. So, my statement tonight will be broad in general but know that I have provided very specific input to the 2040 Planning staff. My input comes from not only my family's experience but also my seven-plus years' experience on Mecklenburg County's Board of Equalization Review and what I've heard from the citizens throughout all of Charlotte. The residential neighborhoods, especially those close in town, that feel the greatest impact of density need to and should have a seat at the table as the Plan is being tweaked and going forward when the UDO is in mapping or being developed to go along with the Plan. We must protect exclusive single-family zoning within our neighborhoods to eliminate the protection for such a critical part of our housing diversity from denser development will only lead to negative consequences. Consequences which have not and are not adequately addressed in the current 2040 Plan, especially with infill development. If we do not protect the option of exclusive single-family zoning such an option will become fewer and even more unaffordable. Those wishing to raise a family in a single-family home will have to work to move further out from the City. Especially for infill neighborhoods, the character of neighborhoods will be lost to "building and go" developers and already strained resources such as parks, schools, roads, tree canopy, etc. will suffer. A blanket policy of eliminating exclusive single-family zoning does not address affordability.

Clare Rizer, 1234 South Kings Drive said I am part of the Community Building Initiative Leader Under 40 Program, class 10. Recently Taiwo Jaiyeoba came to speak to our class about the 2040 Plan and the role we as young leaders in Charlotte can play in seeing this plan to fruition. Contrary to what many decenters have said over the past several weeks, this is not my first time hearing about the Plan as I was approached at my polling place on election day by a Charlotte future volunteer. Engagement is a two-way street. I am a Charlotte native raised in Dilworth and now living in Myers Park in a duplex to be more precise. The association of my current neighborhood has gone door to door handing out literature urging us to tell City Council to vote against the plan, but it is the same neighborhood whose residents were aghast over the Next Door apt and Facebook pages at the cold-heartedness of City leaders for clearing Tent City, asking how dare they, how can we help these poor people? What my neighbors are blind to is the obvious connection between Tent City and the situations they are fighting. If we do not allow for affordable living spaces in neighborhoods with high-performing schools, safe streets, and walkable food and retail options Charlotte will continue to wear the crown of 50 out of 50. Our City cannot close the opportunity gap and improve economic mobility without changing the status quo and allowing for duplexes, triplexes, and quadruplex to exist in an area that is currently primarily single-family zoned is hardly addressed success. Rather it is a good

first step for a city looking to change the policies that put us in this predicament in the first place. We herald Charlotte as a beacon of a New South and if we truly desire to live up to that moniker, we must be willing to make changes that challenge the City's long-held comfort.

Vivian Lord, 8335 McCarron Way said I do not live in an affluent neighborhood; I live in the Far East and according to the quality of life explorer in the Far East part of Mecklenburg County where I live, we have zero proximity to low-cost healthcare, zero proximity to public transportation and almost zero jobs per acres. The Far East has 6.9% paved roads with sidewalks in comparison to the County's 43% paved roads with sidewalks, but we are diverse, much more than the City. We have 41% African American, 31% white, 17% Latin American, and 4.5% Asian Americans with no amenities now or in the future. The City has approved developers to clear-cut and build huge developments in the Far East. We've had 47 developments and seven in progress so that that is 52 since 2016, less than five-year and there are more waiting. We would encourage the City Council to consider Seattle's Plan of up-zoning by selecting neighborhoods that targeted more housing choices close to the community assets. Areas of few community assets were not included in Seattle's up-zone changes; Seattle first piloted three neighborhoods and then increased to a total of 27 neighborhoods. Their Comprehensive Plan was an equity analysis exam and demographics, economic and physical factors to understand current displacement risk and access of opportunities. In the physical impact analysis for Charlotte's 2040 Plan, two specific expenditure areas are identified as lacking funding tools. These are mobility and community amenities. The City does not have a mechanism to fund the impacts of new development on streets beyond existing funding sources which is to maintain existing roads. Also, the Comprehensive Plan calls for a variety of community amenities to be built.

Christina Danis, 2850 Temple Lane said I am an Eastside resident and 2040 Plan Strategic Ambassador. I support the decision to include more local community conversations to explain how the 10 goals of the 2040 Plan will be operationalized. Thank you for recognizing the need to ensure youth are at the table as part of the decision mix making process. After all, this Plan is their future. I suggest the existing draft Plan consider the following three components; established Youth Planning Council that reflects all areas of the City and is coordinated with CMS (Charlotte Mecklenburg Schools) so that the students selected for the Council are provided educational credit and approved access to participate in the Council/Committee Policy development conversations about turning a plan idea into action. Two, please clarify the 10-Plan goals and objectives as currently achievable due to City oversight power, near term feasible due to the development of enhanced staffing and funding alignment partnerships with the County, CMS, and other Plan partners, and those longer-term objectives that may be more aspirational due to needed approval from the North Carolina General Assembly or other City legal limitations. This Plan guides the UDO Policies, it is not entirely aspirational, much can be realized now. Three, please consider adopting a City resolution that partners with the County establish a shared active transportation definition and program like the CharMeck Stormwater Services entity, but for parks and mobility connection projects. The County adopted such a resolution on September 15, 2020. I welcome the opportunity to discuss these three components further with you all.

Michael Smith, 200 South Tryon Street said I serve as the CEO of Charlotte Center City Partners. On behalf of our Board at Center City and our diverse stakeholders in uptown, South End, and Midtown, it is my pleasure to be with you tonight. Thank you for your leadership to take on this great and necessary challenge of adopting a Comprehensive Vision for Charlotte. This is a proven best practice and is essential to the intentional and equitable growth of our community. The Comprehensive Plan has offered us a rare opportunity through an extensive community engagement process implemented by your team to evaluate the community's aspiration for itself and for generations to come and to eventually codify those values in the code through the UDO. I have heard many of my stakeholders with open questions about some of the elements of the Plan and with the extension of the public input process I have encouraged them to heighten their engagement and dialogue in the City process. This Plan is an opportunity of a generation to guide the strategic growth of our City, we must be bold, and you are being bold. We

must continue to be an attractive place for our children to begin their careers, we must build upon the magnetic City that has been handed off to us by our predecessors, continuing to attract talent, jobs, and investment. It is the lifeblood of a healthy City. We comment on Taiwo and the Planning Department for their thoughtful process in community engagement, we stand ready as always to be your partner and look forward to creating a more welcoming and economically vibrant, culturally rich, and beloved place for all.

Douglas Shoemaker, 1933 East 8th Street said thank you for the opportunity to contribute to this dialogue. I am a resident of the Elizabeth Neighborhood and Director of Research at UNC-Charlotte Center for applied GIS. The past several years have made the obvious need for intentional, coordinated cityscape responses in order to one, compete with other cities for capital in town two, prepare and respond to big physical flex ranging from pandemics to historic storms, and three, survive our own success, maintaining the quality of life when economic attractors swell populations of both rich and poor. The 2040 Comprehensive Plan is the best way to do just that. In my role as a Research Scholar, I have conducted research on the very question of is the best way for Charlotte to grow? Using modeling I found that allowing more density in our city suburbs presented the most benign future possible among the five scenarios examined. In fact, the only scenario that maximized economic development while minimizing environmental harm was in increased densities scene rim. My ask for you is to not relinquish the future of Charlotte to real estate markets, but instead do the hard work needed to guide us to a future where we sustain the good parts enjoyed now and fix the others. Please choose to adopt the Charlotte Future 2040 Plan.

Rebekah Whilden, 820 East 7th Street said it is a pleasure to be in front of the Charlotte City Council tonight to voice my strong support of the Charlotte Future 2040 Comprehensive Plan. In my professional career, I work on land use, transportation, and environmental issues. I've been involved in County and City Comprehensive Plans from Las Vegas to DC by pushing for policy changes with local governments and working with advocates to push for necessary updates. Not only is Charlotte's Plan, our Plan, the best I've seen in my years of doing this work, but a lot of the strength of this Plan also comes from the Planning Department's unprecedented outreach in our community. I have attended four Comp Plan Workshops and presentations and I've submitted my comments to make the draft Plan better. All of that is possible because of years of work by our City staff, hundreds of stakeholders, and thousands of engaged residents. Our diverse City of people and opinions has made this Plan stronger. Diversity makes our community stronger and this Plan creates a diversity of opportunities and new ways for Charlotte. For more diverse mobility options to yes, a diversity of housing options within zoning districts. This Plan creates new opportunities to keep up with our fast-growing City. This Plan is focused on equity because for years Charlotte has experienced inequitable growth. Wealthy neighborhoods have been able to extract concessions on conditional rezonings that other neighborhoods haven't been able to win. One of the reasons the real estate industry opposes this plan so vigorously is because of the lead to a UDO that will encourage good growth in every neighborhood, not just the ones that can afford lobbyists and lawyers. Growth will continue to come to the Queen City and this Plan helps us manage that growth without continuing to put the burden on our most vulnerable communities and residents. This isn't a perfect Plan, no Plan ever will be, however, the Comprehensive Plan reflects the shared goals and aspirations of our community as well as it possibly could. It is a big step forward for our City, let us not be afraid or too timid to actually succeed.

Bettie Jones, 5419 Carronbridge Lane said thank you for allowing me to speak before you this evening. I am a member of the Community Advisory Team of East Charlotte. I took a look at the policy framework, goal three that addresses housing access for all, and I wanted to talk about gentrification and displacement. Until now, at least from a community perspective, developers have it seem most been given carte blanche to building areas that inevitably would displace and gentrify communities without regards to what or who is being impacted. My solution is this, consider specific funds earmarked to maintain residents at a current tax rate for any community facing that plight. That would keep the gentrification and displacement at bay and then secondly, I think it would be

wise for a Planning Commission to be established that is apart from what exists now to address specifically the 2040 Plan that would have authority and would be driven by the communities in which they are a part of to make final decisions, a yea or a nay in terms of what is to be built in that area to make sure that it is congruent with the area and it will also provide oversight. I appreciate your opportunity and I will be following additional community virtual meetings that you offer.

Kendrick Cunningham, 2345 Ashley Road said thank you for your decision to postpone the vote on the Charlotte Future 2040 Comprehensive Plan. I commend the work that the City staff is going to help gather data for the Plan. A Plan like this will be guiding the direction of our City operations for the next two decades. It is better to have more community input for everyday people and not just special interest groups and carefully selected [inaudible] years with non-representative opinions of the vast majority of their residents. Mayor Lyles, thank you for understanding that and working to make sure that all city stakeholders are involved in this process. For all the listeners out there, who really believe [inaudible] that this is the time that we can make crucial investments to create the equitable playing field, get engaged in this process. This is our town. Come join our talk on [inaudible] working-class communities of action in peace on March 30th at 6:00 p.m. We will be discussing how crucial investments to be made in our historical beautiful communities through the Charlotte Future 2040 Comprehensive Plan and Unified Development Ordinance with your input. Again, thank you Mayor Lyles, and enjoy the rest of the evening council.

Desiree Miller, 2210 Winthrop Ridge Road said I will be brief because what I planned to ask has already been granted. Thank you for delaying the vote on the 2040 Comprehensive Plan. There is a lot of work that is needed in order to address the many concerns with the Plan and I'm pleased that you have decided to open up more opportunities for all our communities to become engaged. My biggest concern as it relates to the single-family zoning section while making homes more affordable is a high priority I am not sure that increasing density translates to affordability. The last thing we need is for there to be unintended consequences that will end up hurting the very people that we are trying to help. Let's address the concerns of the people so we can move forward.

Lorena Castillo-Ritz, 6706 Alexander Hall Drive said thank you for the opportunity today and thank you for delaying the vote by three months. Having said that, the Council has lots of work to do in a very short period of time. We need for the community-at-large to be involved as a whole and I thank you and look forward to the opportunity to participate in the small groups. The Council needs to also take into account that my Hispanic community may be adversely affected as densely populated areas are not optimal. My parents did not immigrate from El Salvador to not be able to realize their dream as single-family homeownership. The cost of the project seems to be more of a detriment to the very population that the Council is trying to help. It seems that education, trade schools, and upgrade in public transportation should be more of the focus for starters and that is just the tip of the iceberg. Please look at the big picture rather than the short-term fix which I feel that this is. I can't emphasize enough that a large percentage of my Hispanic community, including my entire extended family, wants the single-family American dream. The Council needs to analyze the Plan [inaudible] and resolve many other issues that plague our City. I am the daughter, the proud daughter of El Salvador immigrants. It is funny how I live in a single-family home in the area in which many of you consider wealthy and I have contributed diversity to my neighborhood through hard work along with many other Hispanics and people of color.

Kyle Luebke, 3511 Tuckaseegee Road said I live on the Westside of Charlotte in the Enderly Park Neighborhood. I was a 2040 Plan Strategic Advisor and I am a self-described YIMBY which means yes in my backyard. In fact, prior to moving to Charlotte three years ago I help found the YIMBY Organization in Minnesota called Sustain Ward Three, now sustain St. Paul, no relation to Sustain Charlotte. I am also a daily public transit rider and a bike commuter. I think that there are a lot of great things in the 2040 Plan, these include goals to make it easier to self-accessory dwelling units as well as eliminate anti-free market building requirements such as parking minimums. I think the Plan's vision to incorporate a renewed emphasis on transit and bike integration into our

built environment is essential and its goal of a 10-minute neighborhood is in many ways admirable. Staffing said I think the Plan still needs work, specifically I think the recommendation to allow for up to triplex buildings on every parcel in Charlotte is short sited and will exacerbate issues such as gentrification and displacement and the lack of generational wealth-building opportunities in communities of color. Developers will swoop in a neighborhood like my own in the Crescent where cheap land is readily available or historical overlays like in Dilworth don't exist, they will tear down existing single-family homes and build either dense rentals or townhomes and condos that do not appreciate in the same way as a single-family home. This is a great result for renters as it increases the supply of rental housing and that lowers the price around the City, but it is not great for encouraging the development of affordable single-family homes for purchase. I would recommend that Council work with communities within the Crescent to figure out how to effectively encourage dense development such as the up zoning recommended in the 2040 Plan along high-frequency transit routes while at the same time make homeownership something within the reach of all Charlotte residents. I would also like to see Red Line to the existing Plan after such discussions have been had so that members of our community can easily see how community input was taken into account.

Lawrence Shaheen, 640 North Church Street said I am here today in my role as Chair of the Mecklenburg County Board of Real Estate section to speak against the 2040 Plan and urge you not only to delay it further but make sure that we continue to have edits that will make sure that Charlotte continues to be entrepreneurial, diverse and that it will allow anyone to grow a type of business in this area and will allow them to create wealth. My family immigrated to the United States in the early 1900s from the Country of Lebanon. We were able to make a business and to be able to prosper in Detroit. I saw the downfall of that city based on policies similar to what we are seeing within the 2040 Plan. Coming to Charlotte we were able to experience entrepreneurial success and were able to grow very successful, but unfortunately what we are seeing today is a rushed policy and I wish to bring attention to four basic issues. The first is the timeframe and the setup in which the Plan has been created. It has been rushed due to COVID. We would ask the folks, please pause and make sure to take into account more expertise and more input from the development and real estate community given that we have the sixth rank real estate community among large cities and that we have one of the top real estate markets in the southeast. It is absolutely vital that we do not ruin what we have in a rush to change what is already successful.

Secondly, we have not done a proper economic analysis to make sure that what we are passing will actually be successful. There has been no discussion of how many jobs this will create, how much this is going to cost the City. We have had no discussion of whether or not this is going to create more opportunity or decrease it and we have to have those types of answers before you can pass this plan. Thirdly, I'm very concerned about a legal policy built into the Plan, primarily the Community Benefit Agreements which while they have not been allowed since we are a Dillon Rule state, does not mean the City can do them and it also means that the impact fees and the mandatory inclusionary zoning are key issues that have been spoken to by the North Carolina Supreme Court and are continued to be disallowed in municipal planning.

Mark Watson, 1106 Mineral Springs Road said overall the concept to design a Plan to guide the path toward sustainable development is an important undertaking. It can have dramatically positive impacts. To echo some others on the call, I'm really glad that we have decided to delay and offer more time to discuss the pros and cons. So, I'm going to try to rattle through a few goals here so, the 10-minute neighborhood, not everybody wants a 10-minute neighborhood. I am big on biking and walking and I'm really interested in connectivity, so we talk about goal number four, the two TOD (Transit Oriented Development) ADU (Affordable Dwelling Units), so the transit or trail-oriented development. Sure, that can be great but how do you get to the TOD if you live a few miles away? So, connectivity is very important. We talk about plans; we have a Greenway Plan and is gathering dust. It is not getting implemented anywhere near the timeframe that it should have been implemented. Also, a 10-minute neighborhood creating little in filer pockets everywhere would stifle diversity and limit inclusion into a [inaudible] community and that is related to the transit-oriented development and actually

accessibility to those areas. As a property owner, goal two, I would benefit from the increased density because my property is almost five acres, it would be more marketable, but it would also destroy neighborhood character. One of the things that I noticed when I first moved to Charlotte about five or six-year ago was that we tear down historic buildings and we uproot and destroy neighborhood character. The increased density would increase that disruption of history.

Bryan Segers, 3511 Tuckaseegee Road said thank you for making time for me to speak, I really appreciate it. I am a strategic advisor for the 2040 Plan, I've lived in Charlotte most of my life. I live in Enderly Park in West Charlotte and the idea of a 10-minute neighborhood is awesome. As I was learning about that through the 2040 Plan Strategic Advisor Program I was extremely excited. After really listening to Victoria speak about her point of view on this plan and ending single-family zoning I really feel like this type of unfettered development would ensure that our most affordable neighborhoods in Charlotte get built out with duet. If you don't know what a duet is, it means an expensive duplex. We will increase traffic without [inaudible] the core goal of the 2040 Plan, affordable housing and creating generational wealth. You will hear people speak against ending single-family zoning; many of those people just don't live in neighborhoods that would be impacted because they live in neighborhoods with zoning overlay areas that stop this kind of thing anyway. Please make sure that we don't end this, there are so many great things about Charlotte and so many wonderful ways that we can ensure affordable housing and generational wealth happen, I just don't this is the way to do it.

Veronica Mobley, 1023 Bramcote Lane said I live on the Far Eastside of Charlotte and my community is located on Harrisburg Road. A member of FENCO we have a very diverse group of community members and we definitely have a lot of steady growth right now, but what we don't seem to have is the City's full attention and resources to help grow our community and improve our quality of life. The 2040 Plan guiding principles and goals seem to be made for the development of communities like the Far Eastside, but we are not incorporated in the Plan. The Plan stops at Eastland Mall. Our community members within our boundaries and Harrisburg Road where I live deserve to have safer wider streets, well-lit streets, sidewalks for our children and family members, proper transit systems, stops and frequencies for students, and working members of our community to connect to the railway and other communities. We deserve to be able to safely access our local parks, then be able to enjoy quality amenities at those parks that cater to all walks of life, trail ways, playgrounds, recreational centers, exercise equipment, etc. We want our quality of life to advance as the City advances. We don't want our needs to be overlooked and left out of the 2040 Plan.

Patricia Battle, 10514 Salamander Court said thank you for this time to speak and thank you for delaying the vote. I live in the Turtle Rock Subdivision in Far East Charlotte. I've been a resident in Charlotte for about 27-years. The charm of our area here in the Far East is that we are a very diverse community and what I hope plan to do is to age in place in my home and the 2040 Plan does not support my ability to age in place. It seems to me that it is a one-size-fits-all that doesn't support the Far East and the Far East residents. My worry is not just gentrification or growth, my worry is lack of resources and access to essential services that have not been supported. We are being heavily developed without a Plan to improve or connect us to the rest of the area. I am now and continue will be an at-risk resident. It is difficult to age in place without access to transportation, without sidewalks, and without other amenities that support those efforts. I ask this Council and I insist this Council please provide equity and fairness for the Far East residents with resources and funding and an area plan specifically for the Far East. Thank you for your time and for the opportunity to speak.

Mike Lizotte, 9232 Ravenwing Drive said I support the Charlotte Future 2040 Plan. I am a sustainability manager and I moved to Charlotte to work in a City that is improving and becoming one of the more sustainable options in the USA. The process of becoming something better means planning for that future and reversing some of the unsustainable practices and plans of the past. Housing is a particularly difficult area for Charlotte. As a Charlotte resident, I'm concerned I will not be able to find appropriate housing as I age, downsize my family and consider life on a pension. The current rules and exclusive zoning

have created too many places where housing is one size fits all and it lacks options for changing housing needs for all stages of life. This means that aging in place and staying in a neighborhood I know, and love becomes difficult or financially impossible. Please allow changes to the current diverse development rules so that our neighborhoods can support a diverse few people throughout their lifetimes, and we will not have to move away when we need smaller and more affordable housing units.

Alan Banks, 3716 Merrifield Road said I'm speaking to you this evening as Chairman of REBIC. What is REBIC; it is the Real Estate Building Industry Coalition. We have a single mission and our mission is to encourage regional economic growth, job creation, and a healthy real estate economy. Since its inception, we've worked with staff and Council on many good public policies and enhanced life here in Charlotte. Just two things I want to cover tonight are a thank you and an offer. A thank you to our Mayor; thank you Madam Mayor for your leadership in this process and for your wisdom in delaying the vote this evening. We are making decisions about the Charlotte our children will be living in and we need to get this right. Our offer is we are willing to and eager to gather around the virtual meeting, around the virtual conference table if you will, and work out a plan that works for all, getting started on the next draft of this Plan. We have a good framework, but we are just not there yet. We are not unlike others, we are in favor of job creation enhanced housing affordability, economic growth throughout the region, a vibrant city that continues to draw more investments, a happy real estate industry that works for all. In the early 1980's business leaders, John Crosland and Allen Tate conceived and birthed the idea of REBIC. I don't think they thought of it as a special interest group, no, I think they probably thought of it as a Charlotte interest group. We are available to work as a Charlotte interest group, to roll up our sleeves, and get to work on the next draft of the Charlotte 2040 Plan and we look forward to the future with you.

Tim Sittema, 3824 Pomfret Lane said I am with Crosland Southeast, thank you for allowing me to speak tonight. I know many of you personally through our work on affordable housing development, a topic I care deeply about in tandem, issues like equity, social justice, and upward mobility, and the near and dear to me is the help to advance the work of the Freedom Communities, Project 658 and other non-profits with which I am involved. It is from that perspective that I'm here tonight. I don't care at all about the status quo and I do like many aspects of this Plan, notwithstanding the great intentions of equity that this Plan purports to champion. This Plan will make affordable housing less affordable; this Plan will accelerate gentrification and increase displacement for those in our community most at risk and this Plan will lead to fewer jobs, one of the best ways to build upper mobility. Thousands of work over the past four years on Eastland and along the Freedom/Tuckaseegee Corridor has taught us much with regard to equity and community-minded development. It is naive to think that this Plan can make the private sector magically fix intractable social problems such as food and childcare deserts or lack of approximate healthcare facilities or other social determinates that help. The practical result will not be more of these amenities, but rather less development, fewer jobs, and a slowing economy. The Plan stipulates many specific planning principles that sound great and actually are great, but they do lead to higher costs and less affordable housing. There needs to be a balance against other, sometimes competing goals like housing affordability which we all know is a crisis in our community. The Plan speaks to its aspirational qualities, but there is no mention at all of the three best policy changes we could do to help stimulate more development of more affordable housing in the wedge. I see I don't have time to detail that but thank you very much for the opportunity to speak tonight and for your leadership.

Amar Johnson, 409 Coxe Avenue said thank you for allowing me the time to speak to you tonight. I am the President of the Seversville Community Organization. I wholeheartedly support the Charlotte 2040 Comprehensive Plan; you have my fullest support. Let me start off by saying I am disappointed that you guys are going to going to delay the vote in April. I wanted you to be encouraged and have the courage to vote on this Plan and the passing. The time to act is now and not later. With that being said anybody who doesn't want to support this Plan is as sinfully as segregationists. They are trying to hide behind racist laws and policies that will only further perpetuate systemic racism. The strength of a neighborhood is its compositional make-up; any company I have

ever worked for in corporate America has done very well because it has great compositional make-up, age, gender, race, etc. This Comprehensive Plan is a blueprint for the City's next phase, it is a testament to the community's character, it has a guiding light for determining the community's goals and aspirations for the future. This is a living document; a living document can change as you go along, you can make improvements. I've had [inaudible] conversations with the members of my neighborhood. Some of the benefits of this Plan that offer [inaudible] The City Council, you can hold developers accountable. You can have them build a great product, you do not have to accept the products they put before you. Do not let them exploit the low-income economic oppressed areas. Also, with this Plan there has really been overlooked, you have diverse school districts if you have diverse communities. Diverse school districts mean you have social equity, you will build social mobility, you will have social equality. The Seversville Community is a microcosm of this 2040 Plan.

Marta Tataje, 3900 Waterford Drive said I am the Director of the National Association of Hispanic Real Estate Professionals Legislative Influencers of Government Affairs, otherwise known as LIGA. On behalf of NRS and NRS of Charlotte LIGA, we come to you in support of the 2040 Comprehensive Plan allowing for duplexes, triplexes, and in some cases quadruplexes on single-family lots as one of the approaches to address the housing inventory crisis. NRS is the largest Latino business organization in the country with over 40,000 members and 100 chapters throughout the country. Our mission is to advance sustainable Hispanic homeownership as the primary vehicle for building well. According to the Urban Institute by 2030, the Hispanic population will have 56% of new homeownership outpacing any other ethnic group in that period of time. With this being said according to recent reports from the Canopy Realtor Association inventory is down over 64% since February of last year which attributes to an alarming six-month supply of homes that is about 18 days of supply. Home values in the County have increased dramatically over the past 10-years; 43% are worth at least $300,000 today with an average list price of $380,319 in the area. Since we've reached a critical time where current market prices are quickly becoming out of reach, not only for the Hispanic buyer, who is increasingly the fastest growing market, but also the first-time homebuyer in general. We recognize that there may be many different approaches to allowing multifamily structures on single-family lots and allowing accessory dwelling units. We would welcome the opportunity for additional dialogue and to understand better how the NRS of Charlotte may be of support. I thank you very much for your time.

Sean Sullivan, 2217 Sharon Road said I am a member of the Canopy Realtor Association; I am Chair of Canopy Government Affairs Committee and I sit on the Board of Governors for REBIC. I am also a South Charlotte resident and homeowner. Thank you, Mayor Lyles, and leadership for pushing back the Council vote on the 2040 Comprehensive Plan. I am confident the addition of more time for public and industry input will result in a better outcome for the City and all stakeholders and my colleagues and I are eager to be part of this process. In its current form, the Comprehensive Plan includes several initiatives that are not currently permissible including impact fees, benefits agreements, and mandates on the type of housing that development must include. A Plan that incorporates ideas that are not legal requires more attention. In addition to a Comprehensive Plan Charlotte needs affordable housing and the Plan purports to address this need with greater density throughout the City and while increasing density to achieve affordability can work it only works if the dirt on which you build densely is also affordable. Expensive land doesn't get less expensive nor do the homes you build on it just because there are more homes on it. I hope Councilmembers and staff will be open to addressing these concerns so that we have a plan that achieves the stated goals of livability and affordability for all while being deliberate, practical, and sensible.

Ryan McPeck, 9055 Harrisburg Road said I am a resident of the Far East Charlotte and a member of FENCO like others that spoke tonight. I want to speak out against the Comprehensive 2040 Plan, I want to adjustments to them and I already thank you for delaying the vote. I want specific place types dedicated specifically for single-family housing which will allow specific housing and not include duplexes into our area's increasing density with lack of infrastructure. Also, I want access to resources as the

criterion of neighborhoods vulnerable to displacement which is our neighborhood. Our neighborhood is also one of the most diverse neighborhoods in Charlotte which was spoken before. Also, I would like a dedicated area plan to the Far East, not just a Comprehensive cookie-cutter plan. I would also implore you all to expedite infrastructure and sidewalks and streetlights on Harrisburg Road and surrounding areas. Last year there was a hit and run accident where a young man was killed if you don't know about that, then that is a separate issue for you to get informed on. Nothing was done on that and there is still no sidewalks and a lack of streetlights. There are zero streetlights down Harrisburg Road from Albemarle Road to Robinson Church Road. I would implore you to take a drive down there after sundown and you will realize the lack of safety and what a concern it would be to send your kid down there to walk to the park, the basketball court. There would be a huge risk of an accident and if this were to be done where a hit and run accident where someone was killed.

Ashley Hawkins, 5527 Larchmont Avenue said I am a life-long Charlotte native and President of the Southern Piedmont Central Labor Council. We work with about 40 unions in the Charlotte Metro Area and I am here today to express my support for the 2040 Plan. I am appreciative of the Council's interest in including new and exciting things like community benefit agreements to allow citizens to continue in the development process and influencing the way our City grows. I appreciate the holistic approach toward equity for workers by addressing issues like affordable housing and transportation access. We also appreciate the definition of family-sustaining wages in the glossary of the 2040 Plan just a reminder that a family-sustaining wage in Charlotte specifically for a family of two is approaching closer to $25 per hour than it is $15 an hour as the popular conversation would have us to believe. It is really these family-sustaining benefits that are mentioned in this Plan that are so important to give working folks the chance to navigate from living paycheck to paycheck to really living. We are especially excited about the goal in Section 8 of the plan around increasing middle-income jobs, manufacturing, and middle-skill jobs and of course, apprenticeship and training programs which unions have been instrumental in our country's history to creating, maintaining, and driving forward. We have several buildings, trades, and apprenticeships that are thriving and elevating folks to the middle class here in Charlotte every day and we are looking forward to working with the City.

Karla Knotts 16124 Tinnhinch Road said I am a developer and homebuilder and I serve on the City's Development Services Technical Advisory Committee, known as DESTAC. I have read the entire 320-page draft 2040 Comprehensive Plan and I'm asking that you allow adequate time so that the errors and conflicts are removed so the Plan can be properly implemented through the proposed Unified Development Ordinance. I support the intent behind many of the equity goals and I support neighborhood diversity and inclusion, but the current draft is missing many of the Council policies and priorities including economic development and affordable housing goals. The draft is missing a land-use plan and the place types are not a land-use plan. The draft lacks the hagiarchy so the many conflicts between the goals could not be codified without first removing the conflicts. We need to know the costs to achieve all 404 goals since only 14% were included in the staff's physical analysis. This draft has some good ideas but there are too many unrealistic items and many goals involve items that the City lacks authority to do or that violate the state or federal law. As a member of the regulated public, we have an expectation that staff and City will follow the same laws and ordinances we follow. If you approve this draft without significant changes we will not have a Unified Development Ordinance that works. The staff has had plenty of listening sessions and community engagement sessions, but they have consistently refused to make changes to complete the missing elements to fix the conflicts or violations of law. There has been no feedback [inaudible] today. If we want these aspirational goals to be met we need to get this right and I implore Council to direct staff to fix the Plan so that it complies with the law, operates within the City's authority, and does not conflict within the document itself.

John Small, 7733 Seton House Lane said I am a resident of Piper Glen Neighborhood in South Charlotte where my family has lived since 2003. I am currently on the College of Engineering faculty at UNC-Charlotte and in addition, I am the President of the Piper Glen Master Homeowners Association. First, I want to thank the Planning staff for the hard

work obviously that went into the draft Plan, but we still have a lot of concerns about the Plan. We understand that there has been a lot of outreach but actually, I have been on the Piper Glen Master Association Board since 2018 and nobody has contacted us for engagement. If the engagement was robust, innovative, and inclusive as it said in the report, certainly that wasn't our experience and if we would have been quired we think there may have been some changes. Regarding our concerns about the Plan our biggest concerns are in Chapter 3, Policy Framework, which identifies laws or changes that will need to be made to achieve the goals of the Plan. Goal one, 10-minute neighborhoods should not be a force on existing neighborhoods that are rationally developed such as ours and several others. It should eliminate references to all neighborhoods and focus on future developments. The second, and perhaps the biggest concern we have is Goal two, Neighborhood Diversity and Inclusion. Changing laws and allowing duplex and triplex housing units in developed neighborhoods will create more problems than it solves. This kind of mandate should not be imposed on existing well-developed communities.

Hanna Kirlin, 7101 Leaves Lane said what the pandemic has taught us is that we all enjoy being outside and that it is good for us. I am here to implore that for the Charlotte Future 2040 Comprehensive Plan, Goal seven, Integrated National and Built Environment which ensures that green space is large natural habitats and greenways are a priority are taken into consideration at every step moving forward for Charlotte's development. Trust Republic Plan and non-profit that advocates for urban parks rank Charlotte dead last for its parks at 97. The City scores the lowest in access with only 28% of residents living within a 10-minute walk from a park. Charlotte has ranked at the bottom for five years now and in the 2008 Master Plan, 9,748 acres was needed to be purchased for park and nature. By 2018 only 1,868 acres total had been purchased. This is a race for land, and we are losing. Adopting a social equity lens in urban forestry decision-making can help Charlotte made green spaces an essential tool to tackling existing and equality while building local resilience and wellbeing. Done right it can also reduce the risk of conflict, strengthen community buying, and leverage residents' local knowledge and social networks according to the non-profit world resources institute. Green spaces can help make the low-income neighborhood less vulnerable to climate and health risk by lowering local temperatures, improving air quality, and mitigating flooding. We are at the precipice of either doing the right thing and being an example to other growing cities or doing this terribly wrong and shying away from the responsibilities the residents of Charlotte have entrusted in you. Our residents deserve to breathe clean air, listen to birds singing, walking along the trail, and enjoying this place they have decided to call home. I hope you take my input and others into consideration and realize our future health, happiness, and prosperity is influenced by the decisions you all are making. I really appreciate this opportunity to speak.

Paisley Gordon, 2632 Sherwood Avenue said thank you for the opportunity to speak today, I am the Legislative Chair for the Charlotte Region Commercial Board of Realtors. Mayor Lyles, I want to thank you for postponing the vote and let us take some more time to analyze the 2040 Comprehensive Plan. With such an important document guiding Charlotte's future growth for the next 20-years we need ample time for it to be better reviewed and commented on. We need a better Plan and CRCBR is committed to being a part of the process. Many comments have been made on the Plan, but we feel that additional work needs to be done. Realtors on the frontline meeting with businesses and owners of land and buildings as they look for new locations and we don't want to lose the competitive advantage that helps us to be one of the most sought-after cities for new business in the US. Some policies mentioned in the Plan such as impact fees and community benefits agreements would put us at a competitive disadvantage who would look for a market-based approach to developing the Plan. The City of Raleigh updated its 2030 Comprehensive Plan in 2009; they began with a community inventory report which looked at the community and mapped out an inventory of the current uses. Their Plan specifically laid out an economic impact to the Plan, what inventory was currently available, what was needed, and what investment levels would be needed to get there. As can be seen from Raleigh's continued growth, their Plan was a success and we would like for that to be a great model for Charlotte to follow. Capital follows the greatest return and if we put up roadblocks it simply will go elsewhere. Let's continue to work together

on the 2020 Comprehensive Plan for a better Charlotte. Thank you for your consideration and we look forward to working with you and the staff on the Plan.

Sam Smith, Jr. 7008 Platine Lane said I am with the [inaudible] Community Alliance; the Community Alliance is also a member of the Charlotte Community Benefits Coalition, and tonight we are here to say that we support the comments and demands of the Charlotte Community Benefits Coalition. As such, number one, we want to see the language concerning community benefits agreement and the execution strengthened throughout the 2040 Comprehensive Plan. Also, the transit-oriented development and alignment and the Unified Development Ordinance. Number two, we want the commission of the anti-displacement stakeholder group part of this Comprehensive Plan conversation.

Julie Porter, 4601 Charlotte Park Drive, Suite 350 said I am President of Greentree Partners, formerly The Charlotte Mecklenburg Housing Partnership. Greentree Partners is a non-profit organization with over 30-years of community development work in Charlotte and we are proud to partner with the City of Charlotte to deliver important programs such as down payment assistance for first-time homebuyers and rent and mortgage assistance for individuals who have had hardship related to COVID-19. Today, I am asking you to support the 2040 Plan, especially the changes to zoning on single-family lots. We understand some advocates of affordable housing don't support this policy as they don't believe it will help with our shortage of units. As an actual developer of affordable housing we disagree. Greentree Partners has had several contentious rezonings that we believe would have had different outcomes if this Plan had been in place. To not have a Plan means the same contentious rezonings and the same unequal outcomes thus ensuring, for example, that low-income kids in affordable housing won't have the same opportunities to attend the best public schools. In addition, our status quo is producing rapid gentrification and displacement in traditionally African American neighborhoods. This Plan gained support and input from thousands of community stakeholders, it has built-in guardrails, it respects the character of existing neighborhoods and it describes the next steps to safeguard them. Not everyone will agree with every [inaudible] in the Plan and they may think they have a better way to describe Charlotte's unique challenges, but we can't delay the rapid growth of Charlotte and we shouldn't delay this 2040 Plan. We believe it will improve the prospect of affordable housing in high opportunity areas and will ensure growth is equitable for all communities. Thank you for your time this evening.

K. Doyle George, 3214 Springs Farm Lane said actually it is too bad that Mayor Lyles is not available because I live on Providence Road which she has referred to as the gateway from Union County. I live about a quarter-mile north of the Arbitrium on Providence Road and for the last 20-years that I've lived here, I have volunteered legal advice to eight separate neighborhoods in contested rezonings. Unfortunately, as much as I really want to support the Comprehensive Plan I think it puts the, well I wouldn't say it puts the cart before the horse, it puts the cart without a horse. I think that if you look very carefully at how the Plan is to be implemented you will find that under Section 4.4 of the Plan there is a very complicated implementation system and it requires the City Planning Department to develop a set of criteria for the future place type map. I don't really comprehend the mapping system that they are talking about, but in league with that, they are going to produce new rezoning districts and those rezoning districts may or may not contain density limitations. As someone who has represented neighborhoods about the only tool that we have available to us to prevent too much density is to suggest that the dwelling units per acres are excessive and I don't see any protections in here that would prevent that. I am particularly concerned about comments made by David Walters. If you look at an article he wrote back on March 11, 2020, the title will tell you pretty much everything you need to know. It says steer clear of the "D" word.

Jim Hock, 1610 Hertford Road said I am a third-generation Charlottean; I grew up in Myers Park and Eastover and spent 20-years living in Dilworth. My husband and I are current homeowners in Myers Park. I am also a real estate developer and I support the 2040 Comprehensive Plan as both a homeowner and a developer. Additional multifamily properties in our neighborhood, which will by ordinance be no larger than single-family homes currently allowed will have no negative impact on property values, no negative

impact on traffic and will allow others with fewer means to enjoy the benefits that we do, including a safe, walkable neighborhood and more importantly access to the best public schools in the City. Some members of the development community have come out against the 2040 Plan saying the Plan would slow development and lead to a loss of jobs. These are the same tired warnings they've trotted out for years but have not come to fruition. As a real estate developer, the Plan would have no significant impact on my ability to profitably develop in Charlotte, none. If implemented the overall quality of the City's development would improve which would enhance resident's quality of life so I urge the Council to move forward with the 2040 Plan.

Anne Marie DeCatsye, 6932 Curlee Court said I am the CEO of the Canopy Realtor Association and I appreciate the opportunity to share a few thoughts with you tonight. As many of you know the Canopy Realtors care about the entire spectrum from homelessness to homeownership and we work through our Canopy Housing Foundation to support initiatives and programs to hopefully lead to an adequate sustainable supply of housing for residents at all income levels throughout our community. We also work through our government affairs arm which is REBIC (Real Estate & Building Industry Coalition) and we support public policies that promote incentive-based, free-market solutions to increase the supply of affordable housing. But realtors recognize there is no single solution for affordable housing, and it can't be solved solely on the private sector, but rather it has got to be addressed through public/private partnerships. I've been asked what do you support, well here is what we support; increasing the City Housing Bond Referendum so we can effectively meet community needs for subsidized affordable housing. The previous two bond referenda which realtors supported are a start. Work with the General Assembly to expand local authorization for tax incentive tools like property tax abatement, tax increment financing, and tax increment grants. Explore ways to reduce state and local regulatory barriers that add costs to construction and limit the ability of developers to produce affordable housing and consider changes to local zoning and permitting that increase the incentives for construction of affordable housing. That would include density bonuses and possibly a fire rate affordable housing zoning overlay. Expand on programs such as your Item No. 7 tonight on your agenda, the Housing Charlotte Framework, selling surplus public City-owned land or property as a way to offset costs.

Rob Nanfelt, 4127 Wright Avenue said I am Executive Director of the Real Estate Building Industry. We appreciate the vote on the 2040 Plan being delayed as a [inaudible] for further opportunity to provide input and the ability to complete the Plan in a matter that benefits the entire community. REBIC represents and works on behalf of realtors, home builders, commercial developers and brokers, and apartment builders and managers. I've heard from realtors, especially lately expressing concerns about the lack of housing inventory and its contributing factor to housing affordability. There should be provisions in the Plan that incentivize the creation of additional housing stock for all income levels to meet the needs of a growing City. Homebuilders tell me regularly how increased regulatory costs drive up the price of housing. We would recommend that specific fees and other regulatory costs be waived in certain circumstances in an effort to increase the amount of affordable and workforce housing. This would be part of the public/private partnership discussed earlier. The Plan mentioned this briefly, but more specifics are needed. In the commercial sector, growth has been quite positive in recent years and this has brought many new amenities to Charlotte. Backing the 2040 Plan we need to be sure not to include elements that put Charlotte at a competitive disadvantage with neighboring communities and similarly-sized cities. The Plan as written does not provide a great deal of certainty for those companies that may be considering relocating to Charlotte. This Plan is so important because it will guide how and where we grow over the next 20-years. Going forward we would recommend a process that allows for regular input from interested parties which has been discussed along with a regular opportunity perhaps every couple weeks or so to obtain feedback from Councilmembers and Planning staff on those recommendations. As was mentioned earlier, this feedback group has been lacking in the process thus far and we think that is an important element. Once again, thank you for delaying the vote, look forward to enhancing and advancing our engagement.

Kelley Wheeler, 6639 Rothchild Drive said first of all I want to say thank you for deferring the approval process. I believe our community needs further debate, education, and more alternatives to be analyzed. Please ask the City staff to produce additional educational documents showing how the proposed strategies align with expected outcomes and make them available throughout all community publications and community broadcasts. Specifically, I ask for more details around the Plan's impact on Charlotte's tree canopy. Development, age, storms, and other factors are impacting the tree canopy and this decline significantly impacts citizen's health and the quality of life in Charlotte. Trees reduce air pollution, filter our water and help lower temperatures to counteract global warming, especially in urban heat islands. The declining tree canopy isn't a recent problem, in 2006 I routinely had to check the news daily for reports on the air quality index before I could take my son with lung issues outside to play. Today, as we are planning for our region's growth we have to account for the fact that this pandemic has left previously healthy individuals compromised with lingering respiratory effects. I also ask City Council to reject getting rid of single-family zoning as we will see a flood of multifamily development and density where land costs are lower and in neighborhoods without homeowner associations covenants. Density does not equal affordability. I found this out when I was looking for affordable housing in the Myers Park school district for my children. I ask you all to consider my new neighborhood as Beverly Crest near the Arboretum as an ideal example of affordable housing that offers access to amenities such as green space, great schools, walkable access to shopping and transportation lines, and a mixture of rental costs and home pricing ranging from apartments, townhouses right alongside half-a-million-dollar homes, all in the same neighborhood. While as a lead and a stated goal of the Plan I ask you all to please address the conflict with the tree canopy policy and to look for more alternatives to affordable housing.

Pete Frandano, 3112 Wamath Drive said thank you for making time for us today. I grew up here in Charlotte and I serve proudly on the Charlotte Commercial Real Estate Association Board and have served at the state level as President of our award-winning North Carolina [inaudible] and I've served at the national level as well. I see on the speaker's list it has me listed against the 2040 Plan, which is actually not accurate. I'm for a Plan, just not how the Plan is written today, so thank you for delaying the Plan temporarily. I know all of us in the forum to share a love for our great City and our great state. As we all know we are doing a lot of great things here and I'm grateful to be here. As someone who is representative of our great state at real estate conferences and functions across our great country, my concerns are simply these. We have great momentum and I want to see us keep it up. Charlotte and Raleigh are consistently in the top 10 in growth, the trajectory for a mirid of reasons, quality life, pro-business environment, cost of living, [inaudible] diversity, and the list goes on and on. Raleigh typically outdistancing us a little bit, but I'm not concerned about Raleigh, in fact, I'm happy for them and I'm happy for all of us in our region here in Charlotte. One of my [inaudible] has been for a long time, we are blessed in this great state from the mountains to the sea of having one of the best pieces of land in the country, if not the world, here in North Carolina. I don't want to see us mistakenly give our advantage away to other municipalities outside of our state by accidentally putting up a "not for business sign" here in Charlotte. I'm afraid the current Plan as it is written may do just that. We all want to solve the affordable housing issue we have to solve it together. Developers and investors have choices and I want to make sure that our great city continues to be at the top of the list of those choices. It doesn't have to be a zero-sum game; we want a win/win for everybody. Thanks for your time this evening and we look forward to working with you to construct a great Plan.

David Kennedy, 4923 Broken Saddle Lane said hello everybody, David Kennedy here at Canopy Realtor Association, an MLS President and member of REBIC, which is as a reminder for folks at home, The Real Estate and Building Industry Coalition. I would like to extend a sincere amount of gratitude for wisely delaying a vote which slows down the process and affords stakeholders an opportunity to provide more input. Also, I would like to point out what should be a key collaborator which is the Real Estate and Building Industry. Our community housing landscape carries with it a painful history of redlining, racial covenants as well as both [inaudible] and segregation. By the same token, the Real Estate and Building Industry is uniquely positioned to take a lead in breaking down the

enduring bines of institutional racism and inequity, the thing to permeate the housing prospectus. Housing no matters its form is not racist in and of itself however, housing has been used as a tool to discriminate. So, let us be mindful of this past and reject a similar transgression. Housing affordability is one of the defining policy issues of this decade. Where we are now has been long coming and dates back to the recession years 2007, 2008, and 2009. The headlines back then were foreclosures, but small-size builders and medium-size builders lost their businesses and never came back. [inaudible] took a dramatic downturn. How dramatic, well since the recession each and every year more households have been formed and houses built to adequately house these households. Essentially, we've had a national housing shortage for over a decade, and since Charlotte is the top three real estate destination in America we feel the pinch. According to the multiple listing service, of which I preside, there are 18 days of inventory. For reference, a balanced market is ten times that amount so, my hope and desire, my charge for this distinguished Council who undoubtedly is dealing with more monumentally and critical issues than any Council that I can remember is that you are leaning into REBIC and using it as a lifeline for what it will take to build proposed housing that has been needed for so long and work with REBIC to meet the demand in an intelligent and affordable manner.

Nancy Wiggins, 8848 Nolley Court said my comments this evening are in support of the 2040 Plan that I have worked on as a Commissioner of CMPC (Charlotte Mecklenburg Planning Commission) for six years. Charlotte has always been a forward-thinking City to attract businesses and the best and the brightest citizens by being adaptive to new environmental circumstances. So, it is important for Charlotte to embrace the 2040 concept. I would like to remind Council and citizens that in the late 1990's we started bringing light rail here to Charlotte. Being the only Metro Center between Washington, DC, and Atlanta to provide the light rail has attracted a large number of millennials to Queen City to work and to live. The 2040 Plan blueprint exciting elements that will perpetuate us as a leading urban center in the United States and the world. These elements will add to the safety, livability, and affordability that make this a vibrant urban center. I would respectfully request that we subtract certain barriers for accessibility through the Plan in order to provide for total accessibility for all the citizens in the City.

Patricia Campbell, 9164 Pleasant Ridge Road said I reside in the FENCO area and I'm not in favor of the 2040 Plan based upon the fact that the amount of trees that are being removed from my area and the area of development with houses. We presently do have a diverse community, unfortunately, our community does not connect because of lack of sidewalks, public transportation. We met with CATS last week and they informed us based upon our structure it is not feasible for safety reasons to put public transportation in our area. My concern with the removal of all the trees and putting asphalt in the area that based upon the study based in the Science Journal in 2020 stated that the danger that the asphalt puts in the area and with us presently having the problem of COVID, also that the SOA puts into the air from the asphalt because of the heat that it produces may cause raspatory problems or enhanced those with raspatory problems. Therefore, my concern is not just for the FENCO area, but Charlotte as a whole because of the removal of so many trees in our community and the building of high rises that our concern for our health is not a number one priority.

Peter Pappas, 4777 Sharon Road, Suite 550 said I am with Pappas Properties; thank you for a time for the community to adequately address a number of the concepts that have been outlined in this very ambitious 2040 Plan. Specifically, a better definition of complete places as needed, especially with the community-at-large. It has been many years since our small area plans have been updated. Some of the planning concepts introduced in this Plan are very innovative, but also very complex. Further vetting of these concepts is needed [inaudible] should be included in this document. Second, there are a number of initiatives outlined in the Plan that are not permitted by state law. Introducing these concepts could have a number of unintended consequences that could negatively impact economic development in our community. Instead of focusing on these initiatives not permitted by law why not encourage and expand the use of tax increment grants and financing. Streamlining the process to approve these grants or the approved financing will help meet some of the goals outlined in the Plan. One initiative that I think as a community we should rally behind and work with our Legislators in Raleigh is tax abatement. This tax

abatement is a very successful tool used across the country to build affordable housing; it is a very fair way to distribute the cost of developing housing across the entire community. Finally, I hope that a process will be outlined after [inaudible] the stakeholders in our community can sit at the table with our elected officials to come up with a plan that allows for a good design in planning, creates a framework for well-planned future growth and continues the very positive economic development we have in our community. Many thanks for considering these comments and suggestions.

Jesse Kimmel, 11313 Torino Road, Matthews, NC said I grew up in Davidson and attended CMS schools there and later on Beatties Ford Road and I've worked in restaurants and performed in music venues here since I moved to Charlotte in 2011. For four years that I've lived in duplex rentals in Plaza/Midwood. Renting meant that I could live in a neighborhood I liked when I could not have afforded a down payment on a house. I didn't need a car because I could walk six minutes to work and this was a diverse mixed-income part of the City so, over and over almost as a rule I saw folks who were not like one another getting to know one another, learning from each other and helping each other. That time was foundational in my understanding of people and building a life I wanted to lead. The network I developed in my neighborhood led to restaurant management positions and as an artist, I found rewarding relationships and regular paying gigs. It was a part of my path to happiness and success. I love Charlotte because of it and lots of my neighbors were on the same sort of a path where renting and working in a walkable neighborhood helped them level up and not to mention enjoy their lives, not just a little, but a lot. That is what happens when a neighborhood is geared toward diversity and community. You all can see just from living here over time that the geographical divisions in Charlotte are entrenched and held in place by prohibitive economics. Counting on boundary forces that already keep us apart to act as agents for bringing us together doesn't make sense. If we aren't enacting policies to foster a real community then we are blocking it. We need new results in Charlotte and if you will not try new ideas you will not see new results, so I'm in support of this. I've always heard America described as an experiment and Charlotte has been a good contributor to that ongoing American experiment. This Plan is well in line with that; it will be both predictable and unexpected benefits to civic pride and a sense of community that we crave so much as a City and as a people right now. Happy people do pool stuff; I've seen it. Create places for folks to thrive and Charlotte will deepen its legacy as a progressive City where taking chances pays off.

Lang Reynolds, 1821 South Mint Street said I am a homeowner in the Historic District of Wilmore. I'm speaking tonight in support of the 2040 Plan and specifically in support of the proposal to revise zoning regulations to encourage more duplexes, triplexes, and more dense development in Charlotte. Single-family zoning is anarchism. We have a lot of goals here in Charlotte, we have a goal to eliminate carbon emissions, we have a goal to eliminate traffic fatalities. We've heard a lot tonight about the need for more affordable housing. All these goals are connected, and they all come back to the need to increase density. Charlotte is a growing City and housing will continue to increase in the price unless you create much more new housing supply which required density. Charlotte is changing; the only constant in life is changing so let's make sure that we change for the better and revise the zoning policies.

Molly Shaw, 2065 Hopedale Avenue said I've lived in Charlotte since 2002; I've spent much of my career in public education and I'm a proud CMS parent. I'm also a resident of Myers Park. While no plan is perfect, the three main reasons I invite our Myers Park Neighborhood to support rather than obstruct the 2040 Plan. The first reason is that our current zoning laws need to change. With almost 400,000 people projected to move to Charlotte by 2040, it is unsustainable to zone more than 80% of our City for single-family homes. The second is related to public schools. Over the last 20-years, CMS schools have re-segregated socially, economically, and racially. The 2040 Plan would increase density and diversity housing options across the community impacting schools and kids accordingly. The third reason is that I believe neighborhoods like Myers Park have a disproportionate responsibility to contribute to equitable change. We have a history of racist language in our original neighborhood covenant that initially ensured that only white homeowners could live in Myers Park. That legacy of exclusion and isolation endures and

today 94% of our neighbors identify as white. Many Myers Park objections have centered around the potential loss of neighborhood character, yet these concerns are taking up valuable time that should be spent on something more important issues of the Plan. This Plan has room for improvement, we must take seriously concerns that are eliminating single-family zoning when negatively and disproportionately impact lower opportunity neighborhoods by increasing gentrification and reducing the prospect for residents to build wealth through homeownership. These concerns should not be used as an excuse for neighborhoods like Myers Park to reject change. Now is the time to not only work inside but across our neighborhood to create a more equitable and livable future Charlotte. Thank you for your time, leadership, and service.

Jason Moore, 5701 North Sharon Amity Road said I am the Co-Chair of [inaudible] Legislative Affairs Committee; we are also a member of REBIC. I wanted to say I've enjoyed listening to everybody tonight; I commend the Council for sitting through this. I know this can be tough on you all, it is a lot of stuff to listen to, but I appreciate you taking the time to do it. My main concern is economic development. I am in sales or business development as we like to call it for the job that I do and one of the concerns I have is bringing capital to this City because I think that all the things that we would like to have in this Plan don't work very well if we are not able to market ourselves and the region. So, my major concern would be with economic development and making sure that the Plan doesn't impact economic development in such a way that it negatively impacts the capital that can come to our region. I am not here for exclusion; I'm here for inclusion. I agree and believe that we need to do a better job of including our residents and our citizens in opportunity for advancement and we haven't done a good job of that in the past and it is time for a change, I understand that. I am grateful that the Plan was developed with voices that haven't been heard before, but I want to make sure, and I impress upon the Council that it is important that all voices are heard and that the business community is heard also in that we help to try to make some the aspirational goals of this Plan a reality. That is important to have some of the experts that are in business in the room to help do that. I would just say that I appreciate the extension on the vote to let us get to work and do some of that tough work that needs to be done.

Tim Hose, 6101 Carnegie Boulevard, Suite 400 said I've listened to all of the comments; our firm has been in apartment development and real estate business in Charlotte since 1971 so, we've seen a lot of changes over the years. The one anchor comment that I would make is all the diversions of opinion that has been expressed demonstrates to me, and I think to others, that the anchor of the process for land use for rezoning, for the aspirational elements of this Plan is the City Council. When we've gone through processes for rezonings before through very [inaudible] political opposition, other oppositions City Council has connected developers with neighborhood interest groups, with neighborhood leadership and we have worked together with them and then brought it back to Council and Council has demonstrated time and time again that they have made very good decisions about land use, about zoning, about what is in the best interest of the City and so throughout this process however it unfolds going forward we are hoping that the kind of end result, the anchor of the thing, as I alluded to a moment ago, is City Council's approval process of what happens to our beloved Charlotte.

Bobby Drakeford, 3123 Dawnshire Avenue said I would like to thank the Planning Staff for its extraordinary effort to provide a comprehensive roadmap for our community's equitable future and I've read it in its entirety. I'm a real estate developer who belongs to a variety of constituencies including the Charlotte Benefits Coalition and the Ordinance Advisory Committee. I fully support the goals expressed by the community's development coalition of speakers. The 2040 Plan seeks to represent diverse constituencies some of whom are not often at the table. Several advocacy groups have spoken on their behalf tonight. It is encouraging to see these voices coinciding with and being reinforced goals and values. Let's make this the new standard for the new Charlotte way. Soon some of the images behind this effort to turn to engage in the private sector like corporations and the development community and other governmental agencies to achieve the 2040 Plan goals. Section 4.1 of the Plan titled Short-Term Action identifies several governmental agencies that must engage to reach these 10 goals. Without involvement and embracement of these departments, the goals will be challenged. Start for the 2040 Plan

depends on a Mobility Plan, a key growth component of the community and the Center City. Of late there has not be a strong alignment of the chief public policy beneficiaries and the chief sponsors like the average loader. This misalignment should also change. The private sector and other governmental entities must [inaudible] in an unprecedented equitable manner. Without this type of commitment, it is unlikely that [inaudible] unilaterally support initiatives that did not protect and promote their interest. Thank you for your efforts towards making Charlotte a better community.

George Maloomian, 4709 Cambridge Crescent Drive said there is a lot to be proud of in this City. As a developer of over 35-years here I am a strong believer in plans. I've worked with the South District Planning Committee many years ago, Board of Equalization, and spent 12-years on University City Partners, helping to direct roads and planning in that area. I strongly support this Plan; there is a lot of wonderful visions in it and I think it is something we absolutely need to move forward on. I also support your decision this evening to allow us all a little bit more time to make this Plan better, make sure it is complete and make sure we get this right. Not having a right Plan is the worst thing that could happen to this city. You've heard a lot of comments and I don't want to repeat too many, but there is a lot of tools in this Plan that are not allowed in this state. I would love to see a plan that has tools that are allowed that we could use to be effective. There is a lot of internal conflicts in this Plan and we need to fix those things that we can. We just need to engage as a development community and as residents with Planning staff and we need to finish this plan. Specifically, we need a land-use map. These place types have no identification of where they go, and it is very concerning to me. We need a section on housing which has always been important to this City and we need some economic development analysis. I think the process of engaging with developers and sharing this Plan with updates on a more frequent basis would be very helpful in actively moving this Plan forward in a rapid manner. I would also like to see a draft of the UDO Plan because that, as I understand, 90% drafted in this Plan and needs to be shared with this Plan as we look at it.

Lee Allen, 320 East Main Street said I am a realtor and I serve on the Real Estate Building and Industry Coalition Board known as REBIC so, thank you Madam Mayor for allowing more time for this analysis. The Plan as presented recommends pursuing Legislative authority to impose impact fees and the mandatory inclusionary zoning, the use of community benefits agreements, and one of the concerns I have as a practitioner is the impact that this will actually have on my buyers looking for homes. The introduction of additional fees will simply be passed down the line to be absorbed by the buyers of these properties and as reported by the Charlotte Observer on the 18th, a National Low Income Housing Coalition shows that our Charlotte Metro area has just 38 affordable and available units for every 100 households, and we have got to address that. Additionally, parts of the Plan are in opposition to each other inside the Plan, like for instance the 10-minute neighborhoods versus increasing our tree canopy and while we love both of these aspirations they may actually be mutually exclusive and not obtainable. So, the Plan has goals to address obesity, smoking, and more, and it deserves a true economic analysis, not just a physical study of the land-use portion. One of the things I heard during one of the listening sessions I attended is that this Plan is aspirational and I applaud that we are stretching and reaching our greatest potential, but while this Plan needs to stretch us to achieve more, we need actional details and priorities if we are going to work together to achieve our goals of making the Queen City and the surrounding area the best she can be. In our coalition consist of builders and developers alike, one thing I've learned in construction is it is wisest to measure twice or possibly three-time and then cut once. That is study, work to find consensus where possible, and together let's address our challenges. We applaud the staff for their hard work, the Council for doing their heavy lifting on taking on this challenge, and you Madam Mayor, for your leadership. So, thank you; let's keep pushing forward, finding and developing actionable steps, and working together.

Ron Koppelmann, 8948 Bryson Bend Drive said thank you for hearing public comment. There are good elements to the Plan that should be retained, and I will focus my comments on the changes that are needed. The Plan should include both a draft UDO and the proposed mapping of all place types prior to adoption. Without knowing where

these place types are planned how are we supposed to know what development will actually occur? Also, the neighborhood one place type sets aside 10% of the land use for non-residential development. When the need for housing is so acute why set aside 10% for non-residential development? Will commercial development be permitted on this 10% set aside? These are just a few of the questions that the 2040 Plan should answer, not create. We've all seen how little green spaces left on gentrified City lots and the footprint for new construction will continue to expand with the demand for space to work from home. The neighborhood one place type would make a bad situation worse by allowing duplexes, triplexes, and quadruplexes on lots that already lack sufficient green space. These quadruplexes would put four families in the same space that is used for one family today. Let me be clear, we need more housing and diversity of housing and to do this correctly, the Plan should require progressively larger lot minimums, setbacks, and green space for each progressively higher density. Most importantly, this Plan works like an unfunded mandate and does not address the significant underdevelopment and infrastructure, including roads, public transportation, and most critically our schools. This Plan allows for a dramatic increase in density without concurrent development in infrastructure. Thank you in advance for incorporating these changes into this Plan.

Michael Roessler, 135 West Morehead Street said in the 20th century when the American Dream came to be associated with suburban single-family homes land use and planning were inextricably bound up with white supremacy. Exclusionary zoning regulations, redlining, the placement of highways and other infrastructure, and so-called urban renewal all nurtured the wealth of white people while oppressing people of color. With the 2040 Plan, the City of Charlotte seeks to make a different choice from that of our predecessors. The choice to pursue policies that serve the values of diversity, inclusion, and equity. After years of work some in our community now elatedly object; they claim there should be more fact fining, more dialogue, more conversation, but there has already been plenty of dialogue regarding the Plan. If the mutual understanding hasn't been reached it is because those now pleading for more time don't really seek understanding, rather they seek obstruction. Consensus, if it can be reached is good, but justice is always better and shouldn't be sacrificed to appease those who now implore us to go slow. With the 2040 Plan, you are poised to do a bit of justice for our community, it is incomplete, incremental, and imperfect justice, but justice, nonetheless. I ask that you push ahead and not allow yourself to be delayed or distracted.

Will Russell, 6601 Blue Sky Lane said issues with transportation, gentrification, lack of affordable housing, crime and more importantly being 50th out of 50 in economic development is a problem. But Charlotte is a great city, but we have to be inspirational in how we tackle those goals because if we don't in 20-years we will still be 50th out of 50, we will still have transit issues, we will still have gentrification. This Comprehensive Plan offers an alternative to us. Is it perfect, no, but it is a policy, and as you Councilmembers well know that a policy is not enforceable by law, but an ordinance, the UDO which follows this Comprehensive Plan is bound by law. I would like to issue a challenge to Council tonight, the challenge to lead. Please be bold, please be aspirational, please take a chance on the City of Charlotte and the people that live here and lead.

David Lewis, 2408 Cumberland Avenue said I am a homeowner in Charlotte and a parent of children in the CMS schools. I am here to voice my support for the 2040 Comp Plan. As you can see trends across the US show that people are increasingly demanding more walkable and sustainable neighborhoods. We don't have to look very far to see this demand as walkable neighborhoods in Charlotte are some of the hottest in Charlotte right now. Clearly, there is demand. To paraphrase Councilmember Bokhari the free market just is. The problem is that our current zoning is an impediment against the natural development of more walkable, sustainable neighborhoods in Charlotte. Why not let the free market have a hand in how Charlotte evolves as it grows? If we don't act now the market will sit on the sidelines to wait until we get our act together. It will continue to keep us on a current trajectory. We may lose my children's generation to cities that create the places where people want to live. Switching to the topic for displacement through gentrification displacement is a function of demand for housing, not the number of housing units on a lot. Opponents of the Plan will point to other cities to say that zoning changes there didn't result in lower housing prices; well, as we can see doing nothing is not going

to result in lower housing prices in Charlotte today. Whether it is a townhouse development on 36th Street in NoDa or remodels and teardowns in Biddleville, the displacement is happening today due to demand. Some of the ideas in the Comp Plan to address affordability will require coordination with the state. Will they be difficult? Yes. Should we do them regardless? Absolutely. Otherwise, we will continue to see demand displace our most vulnerable citizens. I urge the Council to be bold and adopt the 2040 Comp Plan. If we don't act boldly now our children may end up moving to the places that are being bold. Our children will have this choice.

Meg Fincel, 5124 Shady Grove Lane said I want to share stores tonight about why I moved to Charlotte and my neighborhood situation. I moved to Charlotte in 2012 because I wanted to be part of a city that was rapidly growing and changing and after several years of renting an apartment and seeing my rent increase 50% in just two years, I purchased a home in the Yorkmont Park Neighborhood in West Charlotte for $65,000. I just checked on Realtor.com and the least expensive house in my zip code just went under contract for $175,000 almost immediately. This is the story of many Charlotte neighborhoods. It is not at all surprising given Charlotte's attractiveness and rapid growth rate, but homeowners [inaudible] even renting in this, one of Charlotte's least expensive neighborhoods has become unattainable for so many people. There is very little housing that is being built in Charlotte aside from detached single-family homes and rental apartments. So those duplexes and triplexes are another paths to homeownership and a better way to build generational wealth. They will often be more affordable than detached single-family housing and increase the supply and range of housing choices. I am supportive of the calls for an anti-displacement stakeholder group and star language about community benefits agreements so that residents will have an effective way of shaping the future of development in their neighborhoods. We are hearing a lot of fear of what might happen when this Plan passes, but this is a time to be bold and get behind this Plan that thousands of residents have given their input on. The Charlotte Future 2040 Plan is the vision that Charlotte needs to grow in an equitable, connected, vibrant city.

Joe Taylor, 150 Huntley Place said I am part of the Real Estate Capital Markets Community. It is a pleasure to be with you tonight and I want to thank you for your hard work and bold aspirations for our community. I want to let you know that I share in the desire for our City's Comprehensive Plan to include mixed-income housing. I have been fortunate to intimately involved in Covenant Presbyterian Church's investment in the Mezzanine on Freedom where because of the generous support from Covenant, from the landowners, the developers and the City over 70% of the units at the Messene are affordable including several in the 30% AMI range. While I believe our philanthropic community will continue to do its part, as it has in the past, I do not think it realistic to assume that it will be there in perpetuity or on a wide and broad level. We know from experience that the greatest need is in the 30% to 60% AMI range. With development costs continuing to rise it is virtually impossible for the development community to achieve this level of affordability without deep and consistent subsidies. Charlotte has an opportunity here to be a leader nationally in solving for lower AMI. The bonds are a great resource and a great start, make no mistake about it, but there are other creative tools and I've heard several mentioned on this call tonight, that should be adopted as part of 2040 Plan to help bridge the financing gap. Thank you for all you are doing; I look forward to participating in these important discussions.

Kyle Clements, 2729 Carriage Crossing Drive, Matthews, NC said thank you for allowing me to speak in support of the Charlotte 2040 Plan tonight. I want to take a little bit of time to read into the record the history of the upward mobility problem the Charlotte 2040 Plan is brilliantly designed to tackle. The last time Charlotte had a Comprehensive City Plan was in 1975, per a perspective that occurred just over five years after the Civil Rights Movement had come to an end in America. At that time Charlotte allowed growth to drag the bus in the direction that Charlotte was building and developing. We fast forward to 2014 when the Hybrid Study placed Charlotte last among the 50 largest cities in America for upward mobility for its citizens. In 2017 Charlotte elected the youngest City Council in America, the self-professed, most progressive City Council in America and we gained a lot of attention with local newspapers like Queen City and [inaudible] all the way up to Wall Street Journal. You have kept your word, you had visions of yourselves as

reformers of Police accountability, and this past summer, after hearing the voice of Charlotte marching in the street for justice for George Floyd, you engaged CMPD (Charlotte Mecklenburg Police Department) to pass new policies for transparency and accountability. In 2018 Charlotte City Council and City Manager still valiantly attempting to change the direction of the upward mobility problem in the City made the decisive progressive choice to hire a City Planner and we are fortunate to have the talent of Mr. Jaiyeoba who immediately began the [inaudible] work we are [inaudible] on this evening. Legacies are made and broken in these decisive moments. In 2040 some of our City Council will still be [inaudible] representatives for its citizens of our City. Some have moved on to the General Assembly, or maybe Washington, DC. Others may not represent Charlotte citizens at all, but you will each have a legacy.

Taylor Rule, 255 West Martin Luther King Boulevard said I encourage you all to adopt the 2040 Comprehensive Plan without delay, especially the elimination of single-family zoning. I personally loved living in a duplex when I was growing up here in Charlotte and I think it would be great if they weren't banned in 85% of the City. Four hundred thousand people are expected to move to Charlotte in the next 20-years, I would ask you all to make it legal to build enough housing to accommodate them or at least accommodate them somewhere besides single-family houses far from the City center. Our current zoning regime makes the sprawl an inevitability. I hope that Charlotte can get ahead of its housing shortage before it becomes a crisis on the scale of San Francisco and New York City. Stringent land-use restrictions prevent Americans from moving to the most desirable and productive parts of the cities which is incredibly costly economically and creates inequitable communities such as Charlotte today. On a separate process note, I applaud the City for doing a good job of involving the community throughout the planning process. For example, I attended a drive-in at the Expo Parking lot in October which I found to be both informative and entertaining. That presentation, along with other communication from those involved, especially Taiwo, convinced me that the Plan would make Charlotte more environmentally friendly, affordable, and also accessible to a greater number of people. I would also point out that the full Plan has been available for months and transparently in the works for several years. The Planning Committee made engagement effortless and offered multiple avenues to provide feedback including via the 2040 website and e-mail or in person. Additionally, the street created content that is easily digestible and user friendly, including graphic-headed pamphlets and even games and coloring books which are suitable for children and some of the speakers at this hearing. Due to these efforts, I believe the calls for more input are overblown so please do not delay the Plan.

Jordan Brooks-Adams, 9112 Dalmeny House Lane said I am a founding member of the Charlotte Community Benefits Coalition. First, please let me share that I appreciate the recent ongoing conversations had with the Community Benefits Coalition, Mayor Lyles, and City staff regarding the CBC's concerns with the Comprehensive Plan and UDO. In this public setting, I want to uplift and reiterate the comments and demands of the Charlotte Community Benefits Coalition which are the conditions of our support. As such we want to see the language concerning Community Benefits Agreement and their execution strengthened throughout the 2040 Comprehensive Plan, the Transit-Oriented Development Alignment, and the Unified Development Ordinance (UDO). We reiterate the demand for the commission of an anti-displacement stakeholder group, and we want to see community benefits zoned integrated into the 2040 Comprehensive Plan and UDO.

Andrea Hankins, 2104 Gelbray Court said I am HOA President of Back Creek Farms South American immigrant. For all neighborhoods to have diverse housing options by increasing the presence of duplexes, triplexes, etc. This leads to a direct correlation for our current rezone petition [inaudible] my community, Back Creek Farms. Some concerns for our petition are the same for the 2040 Plan. Though goal two speaks to identify there is no deliberate mention of maintaining legacy single-family communities. Is there any such verbiage; did I miss it? It is ideal and patriotic to want everyone to have a place to call home, to have different housing vantage points; it is also ideal and patriotic for individuals to have a choice in where they reside. Goal two of the 2040 Plan on its surface appears to take away some, if not all, of that last choice. On its surface, it seeks to take away explosivity for single-family zoned communities. Are those who work and aspire for

one of the ultimate American dreams of only their home in a single-family community now being punished while trampling on our abilities of building grow generational wealth? Why not grandfather existing single-family communities and launch future builds with this Plan? Density is absolutely needed in Charlotte, there is no dispute there. Concerned owners in single-family communities simply ask that we have a say and not be relieved of our options for single-family communities [inaudible]. Looking forward to a deeper dive into this Plan.

Eric Zaverl, 828 East 36th Street said tonight I am representing the NoDa Neighborhood and Business Association. As a Board Member, I am speaking on their behalf and in favor of the 2040 Comprehensive Plan Draft. We support the Plan's 10 goals, including the 10-minute neighborhoods which mean more walkable, bikeable, mixed-use neighborhoods that are connected to other communities. We welcome the idea of the Community Benefit Agreements to give residents a voice and support the goal of housing access for all, including the work to change legislation to enable mandatory inclusionary zoning, the Neighborhood Conservative Overlay, and supporting naturally occurring affordable housing. We support the call for the Strategic Mobility Plan and the aggressive [inaudible] goal to increase walking, biking, and transit to help free up our neighborhood streets from the increased car traffic. I want to share with one of our Board Member what they said about the Plan. They said what a wonderful document, very informative, but long. The length and the Plan systematic approach is its strength, but maybe a weakness when trying to communicate to the City at large. Looking at any one part of the Plan in isolation without thinking of how it all works together has led many to misunderstand how the Plan may begin to work to correct the problems we face as a City. We have to move forward because what we have now doesn't work well or not at all. The NoDa Neighborhood like many others is rapidly changing and we needed this Plan years ago along with the Unified Development Ordinance. A Comprehensive Systematic approach is the only way through this, and we are here today because we've lacked an update to the Comprehensive Plan.

Rachel Russell Krenz, 917 Lunsford Place said you guys must be exhausted; thank you so much for your leadership and for listening to every piece of our feedback, it is greatly appreciated. I am a resident of Villa Heights and a participating and founding member of Multiple Neighborhood Associations of graduate-level education and City Planning Historic preservation and a real estate developer for [inaudible] Reality Advisors. To say the least, I care greatly about this conversation so thank you for hosting so many conversations around it. I am truly in support of community input on the future of Charlotte's development, but it has got to be done in a way that [inaudible] achieves the success that we are seeking. Specifically, I want to talk about the Community Benefits Agreement Concept; it is scattered throughout the 2040 Plan as a linchpin to the Plan's success [inaudible] your concerns about the benefits getting realized and then the negative impacts on the economic development and on staff's resources. To do this right you will need significant staff time to make sure that the process and the outcome of the agreement are really thoughtful. It will be an immense undertaking and there is an opportunity cost to that. If it is not an immense undertaking then the tool has not reached its potential so please be sure that any tools you create have their resources to do it right. With regard to economic development the goals of this Plan, which I wholly support, are going to require a thriving economy and a thriving economy requires private investment. Those private dollars follow predictable processes. If we take out the predictability of development here, then there will be a negative impact on our economy. So, it is really essential that you also focus on predictability, especially for the outcome of the community benefits. There are a lot of questions around how the community will achieve these benefits, just saying an agreement is created may not be enough. We have to think through the answers to all of the questions. Who is the agreement signed by? What about communities that don't have organized leadership or not versed in these topics? Will the benefits be enforced? How much money will be spent on a document but not actually on the benefits?

Tom Coyle, 301 South College Street said I'm tired and I know you all are tired so I'm going to be very quick. I am a partner at Childress Kline and a longtime resident of Charlotte and like my other colleagues in the real estate industry, I want to thank you for delaying the vote on this. We support the Plan we just see flaws in the Plan, and we need

some time to try to correct them. I'm just going to point out one flaw that I think is a major flaw, and that is when it comes to talking about developing in uptown. It says, "buildings may be up to 20-stories when developed with Community Benefits". Now, aside from the fact that it is unclear what is meant by Community Benefits, why would we all of a sudden want to restrict uptown buildings to 20-stories? Currently, there is essentially no height limit in uptown; a 20-story limit would disqualify most, if not all, office towers built in uptown since the early 1980s. It also runs counter to the goal of creating more density in the already built environment. Imagine the negative impact a 20-story height limit would have on attracting new businesses to the Center City. Again, I'm glad we have more time to work on this and I appreciate your time tonight.

Judy Mayo, 3400 Mar Vista Circle said thank you for the opportunity to share my perspective. I know this has been a long evening for all of you and I greatly appreciate your accommodating all who want to speak. I've been a Charlotte resident for 15-years living in three different neighborhoods with different demographics. Each time we moved into a house we also moved into a neighborhood and the characteristics of that neighborhood were as important as the characteristics of the house. Primary for us was grass and trees, seeking yards front and back so that our house and other houses in the neighborhood. Not everyone wants a yard to maintain but we do for our mental and physical health. We like many invested a large chunk of our savings into our house based on the neighborhood and it's [inaudible]. The 2040 Plan as drafted will now jeopardize those neighborhood qualities that are not realistically compatible as multiplexes. Multiplexes require a greater footprint exhausting the loss of yards. Maintenance of existing setbacks is no protection. Multiplexes will push right up against those setbacks where single-family homes usually have some sort of true yard. This is not hypothetical; that is exactly what is happening with corner duplexes and what is the Plan basis for the origin of single-family neighborhoods and their vegetation. The assertion of affordability; I've asked several times for data supporting that assertion, but have yet to receive it so, on a recent panel the Executive Director of Sustain Charlotte did offer the response that if anyone who studied Econoline One would know, the loss of supply and demand would solve that problem. The more supply of housing, the more affordable it will be. The reality seems to be much different. I challenge you all to find an affordable duplex in my entire zip code. There is no discernable price difference between single-family, multiplexes, and many new plexes approaching a million dollars. Neighborhoods, where people want to live, are desirable and there will be never enough land in existing desirable neighborhoods to meet the demand for living in those neighborhoods, hence supply will not [inaudible]. Creating a greater supply of desirable neighborhoods seems to be a better goal, not destroying a counter or national environment with existing neighborhoods, and tree save somewhere else are not equal to saving the church –

Ismaail Qaiyim, 1027 Rollingwood Drive said I am a resident of Clanton Park and I'm concerned about my neighborhood ultimately disappearing, not so much from in terms of its character, but in terms of people not being able to afford to live there. I am a core member of the Community Benefits Coalition along with a visionary Ricky Hall, and the question I think we have to ultimately have to ask ourselves is that we know the business as usual isn't really working because of changes and everything else, but will this Plan really bring about the type of aspirational change that we really want? The answer to that question fundamentally is well, it depends, and we would say that it depends largely on the voices of communities being front and center in the decision-making process, in the development process, and throughout the entire process through which this Plan plays out. So, like I said our group [inaudible] the demand around opening up the OAC Advisory Committee for the Unified Development Ordinance, we put forth the demand around [inaudible] displacement stakeholder group and we want to show that community power and community being organized together really gets results as we have done. We also understand an ambitious plan is meaningless without corrective and equally ambitious regulation through the UDO so we want to see the Community Benefit Language strengthened in the UDO, we want to see it strengthened throughout the entire process and we need the participation throughout the entire process. The last thing I want to say, particularly to those special interest groups that are on this call is that if you are against Community Benefits Agreement, you are against deal-making. If you are against Community Benefits Agreements you are against economic development and Community

Benefits Agreements happens every time a developer agrees to build something in exchange for monetary support from the City or every time a community comes out against a rezoning petition and the developer provides some sort of resource in their development plan or revises their plan for a community. They have been happening for a long time, just not under the name of Community Benefits Agreements. So, if this entire sort of scare [inaudible] tactic, and it is exactly that.

Ronald Ross, 3108 Dawnshire Avenue said I am a Neighborhood President of Northwood Estates Community Organization which is located off the Beatties Ford Road Corridor and I'm also a member of the Charlotte Community Benefits Coalition. I support the comments and demands of the Charlotte Community Benefits Coalition. Again, I would just like to echo the words that were just spoken by Ismaail and just reiterate we want to see that language as concerns of the Community Benefits Agreements and their execution strengthened throughout the 2040 Comprehensive Plan, the Transit-Oriented Development alignment, and the Unified Development Ordinance. We also want the commission of an anti-displacement stakeholder group. Again, thank you for your time listening and your consideration this evening.

Wayne Johnson 3623 Litchfield Road said thank you, Mayor Lyles, for this discussion and I am in support of it, but I heard them talking about leadership. Thank you for your leadership in putting the brakes on this particular Plan and slowing it down to give this community some time to get this input together so we can keep our community going because if we go back to the '90s, 80's and 70's everybody is coming to Charlotte for the planning that we did back then, but we did it as a community. You were Assistant City Manager, so you have already been down this road. It is like we are not doing anything different, but the community came together with the Planning staff and everybody and we built this community. [inaudible] Land use, we've got to work on the land use because we've got plans sitting on the shelf and [inaudible] There are places where we could do a lot of that stuff, affordable housing and then I heard some things and I'm just going throw this out, [inaudible] the Housing Trust Fund, we've been supporting those things and everybody has been coming and getting money and we still got these problems. I'm going to stay engaged because I got engaged because [inaudible]

Roma Durham, 3108 Cresthill Drive said I'll tell you; you all are some patient people because I'm almost about to go to sleep, but I'm hanging in here with you. I just wanted to say that I am part of the Charlotte Community Benefits Coalition and I'm also the 2040 Comprehensive Ambassador of this Plan. I wanted to say on behalf of the Community Benefits Coalition we would like to see the language concerning Community Benefits Agreement strengthened as well as the TOD and the Unified Development Ordinance. I wanted to say I did read the [inaudible] that Teresa Kerr wrote last week and he mentioned several communities and reading it I felt as though those communities would be in jeopardy with this Plan because a lot of the stakeholders in those communities, and Howie Acres being one of them, do not understand. They have not been engaged with this process and when I signed up to be an Ambassador I went out before COVID hit to explain what the plan was to get people engaged. Up until now people did not understand it and people really need to be in all areas of this City, not just one particular or several should I say, particular areas or zip codes more so in the fluent areas who have been at the table, been engaged. Everyone needs to be brought up to understand what this Plan is going to mean for the future and those communities in the Crescent need to have the opportunity. So, I'm glad that you guys did delay it to get more people to understand it.

Pete Kidwell, 3732 Larkston Drive said I am also known as Concerned Community Member #103. I am a manufacturing and logistics developer with Beacon Partners and a Board Member of [inaudible] here to represent the [inaudible] Real Estate Development Industry. Thank you for taking the time to address our feedback regarding the Comprehensive Plan. I would like to applaud the City staff for compiling and preparing a great draft of the document which we generally support. While we find ourselves aligned in many of the material specks of the document such as many of the major goals such as safe and equitable mobility and transit and trail-oriented development, we believe that a study of the economic analysis of the Plan is necessary to better understand whether there could be any impact on jobs, economic development and the overall growth

trajectory of the City. At the January 2020 City Council Annual Strategy Meeting City Council [inaudible] four strategic priorities were designed to guide all decision making and align resource allocations. The first goal was economic development which included the economy, jobs, and upward mobility and I guess we've challenged you guys to say how can City Council support such a major piece of policy that will impact generations without responsibly reviewing an economic impact study? I would like to take this opportunity [inaudible] to see an Economic Impact Study Commissions and create a task force that is comprised of City staff, Council, community leaders, representatives of the development industry, and members of our collective community to tackle this issue. I believe that our City does best when collaborating through open dialogue and leverage our local experts to come to resolutions as this document will guide the growth of our City for the next two decades. It is imperative that we slow down and get it right. Thank you for your time and your service to our City.

Georgine Jeffries, 3012 Selwyn Avenue said I speak to you tonight in opposition to the zoning change to single-family housing as part of the 2040 Plan. My husband, two young children, and I live on Selwyn Avenue, probably considered a major arterial road in Charlotte. My home was constructed in 1938 as part of a development of single-family homes in this area. Preserving single-family lot designation will preserve the historical architecture of our City, a vital source of [inaudible] and craftmanship, and adds value to our City. We have four healthy nine-year-old trees on our property; trees are an important part of single-family lots and also an important part of our vision for our future for our City. [inaudible] is already diminishing as we speak. Single-family lots protect green space for children to learn and play right outside their door and protect the beautiful architecture of our City. I see rapid growth happening within our current framework; there is medium and high density in housing already around me as well as a commercial zone down the street. I feel that the current oversight process ensures that decisions are made in an equitable and fair manner and allows for input before making zoning changes. I feel my lot would be targeted specifically for duplex, triplex, and quadruplex development and there would be an effort to take down trees for parking and pavement and displace, either directly or indirectly, my family and many of our friends and neighbors. I urge you to protect and preserve this City's neighborhoods just like my family and I are working to protect and preserve our historical home. I object to a blanket repeal of our zoning process in favor of continuing the existing process of petition both to the Planning Board and most importantly to the neighborhood for a chance to shape our future. Conversations like this truly bring families together, neighborhoods together, and our City.

Stuart Proffitt, 1700 Jameston Drive said I am a member of the Real Estate Development Community and I'm supportive of there being added time to ensure that we create a great Comprehensive Plan. I support [inaudible] and believe there are areas that need additional attention to improve the language so that we get the outcomes we are seeking, especially when it comes to improved access to affordable housing. I focus my comments primarily due to time and other topics being well covered already, but I just want to talk a little bit about the Community Benefit Agreements. I think if they are handled within a rezoning and are signed by a District Council Representative then they may be similar to outcomes that are used currently, just by another name. However, if they are employed when zoning is not required it introduces uncertainty which will negatively impact investment. So, that is my concern. I was recently involved in a Community Benefits Agreement in another state and saw potential challenges with the tool if it occurs outside as a District Council Representative then the lack of organization of neighborhood groups which can result and allows voice in the neighborhood or even a voice beyond the neighborhood being heard over the neighborhood's true consensus. That is a risk and I think we also potentially lack balancing neighborhood goals with City goals. I just think it is important to ensure that the District Council Representative is involved because [inaudible] did make that balance, they know who their constituents are and there is a level of accountability that CBA's may lack in that the District Councilperson has that vision.

Mayor Lyles said I want to thank everyone who has signed up to express their opinion and look forward to hearing more opportunities. If you will just give me a moment to say something I would really appreciate it. Many of you have said thanks to me for providing

the process, but I want to say that the design for this new process should be given to the Charlotte City Council. Over the last 10-days, Ms. Eiselt and I have met with every Councilmember to determine where there could be the possibility to move this forward by having a better plan and a better process. While it would be very important to recognize the commitment that these 11 people have made, Ms. Eiselt and I were conveners of this group, but the thoughtfulness around this work and your gratefulness that you said tonight belonged to the Charlotte City Council, and I say that very seriously because the City Council members have committed to do this work. They have committed to work over the next eight weeks to get to a place that they can come back to this community and say here is what we would like to see happen. The most important thing that I would say about that is they committed to listening tonight too over 100 people speak. There are multiple and various positions taken while this whole dialogue and comment were going on, but the Council has the most difficult work to determine how all of those positions fit into the best interest of this fast-growing City. They have to take these positions that people have said that I want this, and I want that and determine what works best for everyone and that is the real crux of leadership for me. So, I want to ask each of the folks that have been watching this, that have participated in this to work on what you want to see. We know what everybody is against, we know where the opposition and the hot spots are, but I think now is the time to pivot to what you want to see. When I say that, not only what you want to see, but there are sometimes in our history of a process that you have to say this is what I can live with too, and you have to see that to make this work.

The last time this was done was in 1975 and there are places in this community that are zoned under that 1975 zoning that we would be horrified if someone came in and said I want to change it and that is already happening. We are seeing it in many of the Corridors of Opportunity. I say if you live 30-minutes from the center city your community is in jeopardy. What we are trying to figure out as a community is what takes that jeopardy away and makes sure that this is the kind of city that we all want to live in.

The other thing I want to say is clear we've heard a few things that are not completely the way that we would explain to them if we were talking about those issues, but I want to say clearly that this is a vision aspirational Plan and it doesn't become a hard document until we decide how we are going to regulate it and do it by ordinance and how the processes work. There is no time left basically; if we don't do something by the end of this fiscal year we are going to lose community and so what I say that Charlotte has never thought about standing still and we've always had a community that was made around collaboration and partnerships and hard work and what I would say is that this Plan needs to be done by the end of the fiscal year and that while these 11 people on this City Council has committed to do this hard work, we need every one of you in this community, every one of you that have spoken and have a position to do the hard work to determine what your interest is so that we can come together and have a vision plan for the future. Thank you for allowing me a few moments to really say to this Council how much I appreciate the effort and the energy that they have put into this. It is not an easy task; eight weeks, while we have a budget coming up in four weeks, we've got many other activities that are a priority and this Council continues to put at the front of this community's mind first on the agenda and figure it out.

We will be working together as a Council to get comments with schedules around to identify those issues and identify the Committee meetings and get that out to the community as quickly as possible this week. Let the work begin.

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.

Sam Spencer, spencer@choosesam.com

Christina Metheney, ccnetgebet@gmail.com

Danielle Lombard, Danielle.a.hilton@gmail.com

Dean Brodhag, dean.brodhag@gmail.com

mpl

Brent Gilroy, 711 Charter Place

Delores Johnson Hurt, President, League of Women Voters Charlotte Mecklenburg

Margaret Howe-Soper, Environment Committee Co-Chair, League of Women Voters

Margaret Fritze, Environment Committee Co-Chair, League of Women Voter

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Serita Russell, formeoly@gmail.com

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ADJOURNMENT

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

The meeting was adjourned at 9:49 p.m.

Stephanie Bello

Stephanie Bello, Deputy City Clerk

Length of Meeting: 4 Hours, 45 Minutes
Minutes Completed: May 14, 2021

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