



Legislation Details (With Text)

<b>File #:</b>	15-13523	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Business Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	6/1/2020	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	7/13/2020	<b>Final action:</b>			
<b>Title:</b>	Philemon Avenue and Dave McKinney Avenue Extensions Infrastructure Reimbursements				
<b>Attachments:</b>	1. 15-13523_Map_Philemon Avenue and Dave McKinney Avenue Extensions Infrastructure Reimbursements.pdf				

Date	Ver.	Action By	Action	Result
7/13/2020	1	City Council Business Meeting	Approve	Pass

**Philemon Avenue and Dave McKinney Avenue Extensions Infrastructure Reimbursements**

**Action:**

**Authorize the City Manager to negotiate and execute Infrastructure Reimbursement Agreements with developers in an amount not to exceed \$12.8 million for the design and construction of the Philemon Avenue and Dave McKinney Avenue Extensions.**

**Staff Resource(s):**

Phil Reiger, General Services  
Jennifer Smith, General Services

**Explanation**

- The city has partnership opportunities to coordinate with private developers to secure the required land and to construct extensions for Philemon Avenue (Council District 1) and Dave McKinney Avenue (Council District 4).
- Terms of this agreement would require the developers to build the public improvements related to these extensions and be reimbursed as work is completed.
- These street extensions were identified during the community outreach and planning phase of the Northeast Corridor Infrastructure Program (NECI).
- The street extensions will improve pedestrian, bicyclist, and motorist access to the Charlotte Area Transit System Blue Line Light Rail Stations and are part of a greater plan to create alternative and parallel routes to North Tryon Street.
- The Philemon Avenue Extension facilitates the future connection between 36<sup>th</sup> Street and Craighead Road, an important connection for businesses and residents currently cutoff from the NoDa neighborhood due to the closing of Craighead Road at the railroad crossing near Davidson Street.
- The extensions of Dave McKinney Avenue and Philemon Avenue are important connections for businesses and residents in the area and are part of the University City Area Plan and the Blue Line Extension Transit Station Area Plan, respectively.
- The extensions are in coordination with development plans outlined in previously approved rezonings.
  - City Council approved the rezoning petition 2019-102 on November 18, 2019, for property at Philemon Avenue.
  - City Council approved the rezoning petition 2019-152 on April 20, 2020, for property at Dave McKinney Avenue.
- The total private investment is estimated to be more than \$300 million.

- Funding for these projects was included in original project budgets within the NECI program.
- State law and the City Charter authorize the city to enter into a contract with a private property owner or developer for the reimbursement of costs associated with the design and construction of municipal infrastructure when doing such work separately would be impracticable.

**Charlotte Business INclusion**

The city negotiates subcontracting participation for Infrastructure Reimbursement Agreement contracts after the scopes of work are defined for design and construction services (Part G: Section 2.6 of the Charlotte Business INclusion Policy).

**Fiscal Note**

Funding: General Capital Investment Plan

**Attachment(s)**

Map