

**RESOLUTION TO AMEND THE MASTER DEVELOPMENT AGREEMENT
FOR REAL PROPERTY TO C4 DEVELOPMENT, LLC**

WHEREAS, on November 9, 2020, City Council authorized the City Manager to negotiate and execute a Master Development Agreement, Infrastructure Reimbursement Agreement, and a Tax Increment Grant Agreement with C4 Development, LLC (the “Developer”), for purposes of constructing public infrastructure, public parking, and other public improvements on City property commonly known as Eastland Yards, identified as Tax Parcel No.’s 103-041-99 and 103-041-08, and located at Central Avenue and Wilora Lake Road in Charlotte, North Carolina (the “Development Site”);

WHEREAS, the City of Charlotte and C4 Development, LLC, a North Carolina limited liability company, entered into the Master Development Agreement dated May 12, 2023 for the redevelopment of the Eastland Yards of the Development Site;

WHEREAS, the City and Developer desire to the amend and modify certain terms of the Master Development Agreement to 1) extend the period for the Initial Pricing purchase price of \$3.19 per square foot of net land area to be on or before August 31, 2027; 2) to permit that the Developer may close on more than two (2) acres at any closing with any excess land area acquired being credited against the aggregated land area requirement; and 3) to add that the Developer shall acquire all of the Private Development Parcels no later than 84 months after the Initial Acquisition; and

WHEREAS, the City Council of the City of Charlotte has determined that the amendment of the Master Development Agreement for the remaining Private Development Parcels will advance the City’s economic development to benefit the community.

NOW THEREFORE, BE IT RESOLVED by the City Council for the City of Charlotte, pursuant to Section 8.22(d) of the City of Charlotte Charter, that:

The City hereby authorizes the amendment to the Master Development Agreement for the remaining Private Development Parcels upon the terms and conditions set out in the Recitals hereinabove, which are incorporated herein by reference, and that the City Manager, or his designee, is authorized to execute such documents and instruments necessary to effectuate such agreements in conformity herewith.

ADOPTED THIS 26th DAY OF MAY 2026.

EXHIBIT A

