

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Meeting Agenda

Monday, October 12, 2026

Council Chamber

City Council Business Meeting

***Mayor Robert Harrington
Mayor Pro Tem James Mitchell
Council Member Dimple Ajmera
Council Member Dante Anderson
Council Member JD Mazuera Arias
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member LaWana Mayfield
Council Member Joi Mayo
Council Member Kimberly Owens
Council Member Victoria Watlington***

5:00 P.M. CITY COUNCIL BUSINESS MEETING, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, ROOM 267

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

1. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):

Sarah Hazel, City Manager's Office

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items.

2. Consent agenda items 31 through 51 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

- A. Items that have not been pulled,
- B. Items with residents signed up to speak to the item, and
- C. Items that have been pulled for a separate vote.

3. Action Preview Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Preview Items

Airline Use and Lease Agreement

Staff Resource(s):

Haley Gentry, Aviation

Ted Kaplan, Aviation

Michael Hill, Aviation

Time: Presentation - 20 minutes; Discussion - 55 minutes

Explanation

- Receive an overview of the proposed Airline Use and Lease Agreement at Charlotte Douglas International Airport.

5. Closed Session

**6:30 P.M. CITY COUNCIL BUSINESS MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
COUNCIL CHAMBER**

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

6. Delta Days in the City

Action:

Council Member Watlington will read a proclamation recognizing October 11 through 16 as Delta Days in the City.

7. Disability Employment Awareness Month

Action:

Council Member Anderson will read a proclamation recognizing October as National Disability Employment Awareness Month.

8. Domestic Violence Awareness Month and Domestic Violence Survivors Day

Action:

Council Member Owens will read a proclamation recognizing October as Domestic Violence Awareness Month and October 11 as Domestic Violence Survivors Day.

9. Women's Small Business Month

Action:

Mayor Pro Tem Mitchell will read a proclamation recognizing October as Women's Small Business Month.

10. Charlotte Crown

Action:

Mayor Harrington will recognize the Charlotte Crown for their UPSHOT League Championship win.

PUBLIC HEARING

11. Public Hearing on an Extension of the Temporary Moratorium on New Telecommunications and Data Storage Facilities

Action:

Conduct a public hearing on an extension of the 150-day temporary moratorium on the acceptance, processing, and approval of applications for new telecommunications and data storage facilities within the City of Charlotte, North Carolina, and its Extraterritorial Jurisdiction, pursuant to NC General Statute 160D-107.

Staff Resource(s):

Alyson Craig, City Manager's Office
Heather Bolick, Special Initiatives
Terrie Hagler-Gray, City Attorney's Office

Explanation

- The Charlotte Unified Development Ordinance (UDO) defines a data center as a "telecommunications and data storage facility, accessed only by employees, that houses computer systems and associated components, related to the transmittal and receiving of information, including but not limited to, telecommunications systems, telecommunication and telephone switching systems, cloud storage systems, and server farms."
- Per the UDO, telecommunications and data storage facilities (data centers) are permitted uses by right in the following zoning districts:
 - General Commercial (CG),
 - Regional Commercial (CR),
 - Office Flex Campus (OFC),
 - Research Campus (RC),
 - Manufacturing & Logistics (ML-1 and ML-2),
 - Innovation Mixed Use (IMU), and
 - Uptown Core (UC).
- Currently all data centers, regardless of size, type, or capacity, are treated the same under the UDO.
- Data centers are subject to applicable zoning and general development standards (setbacks, height, transparency, landscape yards, screening, exterior lighting, etc.) but have no additional prescribed conditions.
- At the April 27, 2026, Business Meeting, City Council directed staff to provide information on the status of data centers in Charlotte.
- On May 11, 2026, city staff shared the following with City Council:
 - The existing data center inventory in Charlotte;
 - Environmental impacts of data centers (water usage, energy consumption, noise);
 - Jobs and economic development considerations; and
 - Legal constraints with modifying certain land use requirements in the UDO due to Session Law 2024-57 (SB 382) which limits the ability of local governments to down-zone property without the written consents of all affected property owners.
- At the May 11, 2026, Council Business Meeting, City Council adopted the following recommendations made by staff:
 - Conduct a public hearing on May 26, 2026, to consider the adoption of a 150-day temporary moratorium on data centers to begin on June 8, 2026; and
 - Refer the issue of data centers to the Transportation, Planning, and Development (TPD) Committee on June 1.
- On May 26, 2026, City Council held a properly noticed legislative public hearing on the proposed moratorium in accordance with NC General Statute Section 160D-601(b).
- The purpose of the temporary moratorium is to allow the city to analyze and study the unique development, infrastructure, and environmental impacts of data centers and prepare and consider

appropriate regulatory and policy changes to address those impacts. These considerations include, but are not limited to, impacts on water consumption, energy demand, noise, and land-use compatibility.

- The city has assembled a multi-disciplinary team of city staff with expertise across city departments to study and explore the impacts of data centers and create a unified strategy to address concerns during the proposed moratorium period.
- On June 1, 2026, staff presented to the TPD Committee on what would occur during a 150-day moratorium on data center approvals.
- City Council has considered and addressed the following statements required to adopt a temporary moratorium in accordance with NC General Statute Section 160D-107(d):
 - A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate;
 - A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium;
 - A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium; and
 - A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.
- On June 8, 2026, City Council adopted a 150-day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data storage facilities in the City of Charlotte and its extraterritorial jurisdiction, which will expire no later than November 5, 2026, or upon city Council approval of new regulations and/or policies regarding data centers, whichever occurs first.
- The TPD Committee discussed data centers research and next steps at the August 3, 2026, Committee meeting.
- At the September 8, 2026, TPD Committee meeting, the Committee discussed a potential extension of the temporary moratorium, and the Committee voted unanimously by members present (Driggs, Johnson, Mayfield) to recommend extension of the temporary moratorium for consideration by full Council.
- At the September 14, 2026, Council Business Meeting, Council received an overview of the extension of the temporary moratorium recommended by the TPD Committee.
- Per state law, an extension requires a showing of good-faith efforts toward the goals of the original moratorium and new facts and conditions warranting the extension.
- The city has made good-faith efforts in achieving the goals of the moratorium including:
 - Engaging with World Resources Institute, which produced a Data Centers Impacts Report compiling national research and cross-jurisdictional examples, to help Charlotte evaluate how best to manage these impacts within North Carolina's statutory environment;
 - Convened a 19-member Data Center Community Task Force including technical experts and community leaders who gave preliminary recommendations to Council; and
 - Launched a comprehensive community engagement plan including an education campaign, community survey, and both in-person and virtual community meetings.
- New facts and conditions warrant an extension of the moratorium including:
 - Recent research conducted by World Resources Institute, which shows that data center impacts are variable and complex; and
 - Staff and task force members acknowledged that Charlotte lacks specific regulatory tools-like capacity verification, monitoring protocols, and cooling standards-and needs technical research to support them.
- Council will consider adoption of an ordinance extending the temporary moratorium at the October 26, 2026, Business Meeting.
- City Council recognizes that certain property and/or projects are exempt from this moratorium under

NC General Statute Section 160D-107(c) and acknowledges that the city cannot enforce this moratorium as to exempt property and/or projects.

Attachment(s)

September 8 Presentation

[Presentation - Data Centers 09.08.2026](#)

POLICY

12. City Manager's Report

Supplemental Action Preview for Items voted out of Committee

Street Vending (*June 1*)

13. Brookhill Village Infrastructure Agreement

Action:

Authorize the City Manager to negotiate and execute an infrastructure reimbursement agreement with Brookhill Investments LLC for public infrastructure improvements in the amount not to exceed \$4,162,000, consistent with the terms set forth below, which will be reimbursed through 2026 General Obligation Bond Referendum funding or through 2028 General Obligation Bond Referendum funding or a combination of payments from other municipal sources of funding.

Committee Chair:

James Mitchell, Economic Development and Workforce Committee

Staff Resource(s):

Shahid Rana, Economic Development

Todd DeLong, Economic Development

Lilias Folkes John, Economic Development

Explanation

- Brookhill Village is a private development site located in Council District 1.
- City Council approved a 42-acre rezoning for this redevelopment on December 15, 2025.
- Griffin Brothers Properties (the Developer) plans to redevelop approximately 36 acres of the Brookhill Village Apartments development located in the South End neighborhood.
- The total estimated private investment related to public streetscape improvements is approximately \$88 million.
- Under the terms of this agreement, the Developer will build the municipal infrastructure improvements and be reimbursed up to \$4,162,000 in one or more payments from a future General Obligation Bond Referendum or other municipal funding sources.
- Municipal infrastructure improvements include design and construction along Dunavant Road Extension, Remus Road, Village Court, Brookhill Road, and Basin Street of new streetscape, including:
 - New eight-foot ADA-compliant concrete sidewalks;
 - Updated drainage, curbs, gutters, and utility systems;
 - 300+ new trees and professional landscaping; and
 - Extension of Dunavant Street across Tryon, consistent with the Charlotte Future 2040 Plan.
- Reimbursement is contingent upon the Developer's successful completion of the work as described above in the current city right-of-way.
- These improvements will improve pedestrian experience, provide critical infrastructure, maximize network connections, and increase economic development opportunities.

Background

- On July 6, 2023, Mecklenburg County approved an additional \$3.5 million investment for the Brookhill Village Apartments project.
- On July 10, 2023, City Council approved the use of \$3.5 million from the Coronavirus State and Local Fiscal Recovery Fund to preserve 100 affordable units at Brookhill Village Apartments
- The Developer has donated 89 fully renovated units, as well as the surrounding development land, to The Harvest Center of Charlotte. These units have been appraised by a third-party at more than \$18 million.
 - The Harvest Center of Charlotte is a nonprofit dedicated to serving individuals and families facing situational homelessness, poverty, and unemployment. Since its founding, the organization has transformed over 2,000 lives.

Committee Discussion

- The Economic and Workforce Development Committee discussed the proposed partnership opportunity at the September 8 and October 5, 2026, Committee meetings.
- On October 5, 2026, the Economic and Workforce Development Committee voted unanimously by

members present (Mayfield, Anderson, Mazuera Arias, Watlington) to refer the Brookhill Project to full council to request council action authorizing the City Manager to negotiate and execute an infrastructure reimbursement agreement with Griffin Brothers Properties dba Brookhill Investments LLC for streetscape improvements and a new road connection in the amount of \$4,162,000, which will be reimbursed through the 2026 bond referendum or other municipal funding sources.

Charlotte Business INClusion

Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation

Prior to the City Manager executing the infrastructure reimbursement agreement, Charlotte Business INClusion will negotiate an SBE Participation Plan with the Developer establishing an SBE Goal on the Publicly Funded Target Work, which is the city-reimbursed design and construction of Brookhill Village Infrastructure across all phases of the agreement. The approved Participation Plan will be incorporated into the agreement and will require Developer and its contractors to conduct SBE outreach and meet the established SBE goal consistent with the CBI Program.

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

December 15, 2025 Rezoning Petition

September 8, 2026 Economic Development and Workforce Committee Meeting Presentation

October 5, 2026 Economic Development and Workforce Committee Meeting Presentation

[RZP2024-129-Approved Site Plan](#)

[Presentation - Brookhill Village 09.08.2026](#)

[Presentation - Brookhill Village 10.05.2026](#)

14. Affordable Housing Funding Policy

Action:

Approve updates to the Affordable Housing Funding Policy, which establishes housing funding goals, investment priorities, and funding allocation goals to guide the city's housing investments, as recommended by the Housing Committee.

Committee Chair:

LaWana Mayfield, Housing Committee

Staff Resource(s):

Raquishela Stewart, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Explanation

- The city's adopted FY 2027 budget increased the proposed 2026 Housing Trust Fund (HTF), from \$100 million to \$125 million.
- To help guide this historic housing investment, the Mayor charged the Housing Committee with recommending updates to the Affordable Housing Funding Policy (Policy), including goals and outcomes, investment priorities, and HTF funding allocation goals, while considering the impacts of future Mobility Plan investments.
- The city's affordable housing funding goals are economic mobility, neighborhood affordability, and residential stability.
- The updated Policy supports the following priorities for the 2026 bond cycle:
 - Priority populations - Focus investments on homebuyers, lower-wage workers, households at risk of displacement, and vulnerable populations, with an emphasis on serving households with the greatest affordability needs.
 - Location priorities - Prioritize locations where investment expands housing choice and creates the greatest impact, including areas affected by current or planned transit and other public or private investments.
 - Resident services - Connect housing investments with meaningful resident services that support economic mobility, neighborhood affordability, and residential stability.
 - Partnerships and leverage - Expand partnerships, leverage public, private, and philanthropic resources, and encourage greater private market participation in affordable housing.
 - Innovation - Support innovative and scalable approaches to affordability, including new housing models, construction methods, building designs, and energy-efficiency improvements that can reduce housing and development costs.
- The updated Policy establishes the following investment categories and allocation goals, dependent on the outcome of the 2026 bond referendum:
 - Rental Housing Production - \$38 million
 - Homeownership - \$31 million
 - Rental Housing Preservation and Staying in Place - \$18 million
 - Supportive Housing and Shelter Capacity - \$12 million
 - Housing Rehabilitation and Emergency Repair - \$5 million
 - Innovation Pilot Fund - \$5 million
 - Site Acquisition and Assemblage - \$10 million
 - Energy Efficiency and Sustainability Improvements & Retrofits - \$4 million
 - Administration and Evaluation - \$2 million
- The updated Policy also establishes a \$25 million investment goal for Mobility+ investments, including anti-displacement approaches that help residents remain in or return to areas affected by current or planned transit and other public or private investments, and a goal of no less than \$35 million for affordable housing investments in high-opportunity areas with historically low levels of affordable housing investment.

Background

- On September 9, 2024, City Council adopted the Affordable Housing Funding Policy.
- In 2025, Mecklenburg County voters approved a funding source for the Mobility Plan, estimated to generate \$19.4 Billion for transportation and transit projects over the next 30 years. This transformational investment has intensified concerns about potential displacement in transit corridors.
- The Housing Committee (Committee) introduced the February 2026 policy referral to recommend updates to the Policy on February 2, 2026, and discussed and refined Committee recommendations at the March 5, June 1, July 27, August 3, and August 11, Committee meetings.
- On September 8, 2026, the Committee voted unanimously (Mayfield, Johnson, Mayo, Mazuera Arias, Owens) to advance Policy updates to full Council for consideration.
- On September 28, 2026, City Council received the Committee's recommendations for discussion and consideration.

Attachment(s)

September 28, 2026, City Council Presentation

Affordable Housing Funding Policy Guidelines - Redline

[Presentation - Affordable Housing Funding Policy 09.28.2026](#)

[Affordable Housing Funding Policy \(red-lined\)](#)

15. City Council Rules of Decorum

Action:

Adopt a policy establishing rules of decorum for City Council members' interactions with one another and with the public during City Council meetings as recommended by the Budget, Governance, and Intergovernmental Relations Committee.

Committee Chair:

Malcom Graham, Budget, Governance, and Intergovernmental Relations Committee

Staff Resource(s):

Andrea Leslie-Fite, City Attorney

Monica Allen, City Manager's Office

Explanation

- NC General Statue Section 160A-81.11 allows governing bodies to adopt reasonable rules which govern the conduct of the public comment period, including rules to maintain order and decorum.
- During the 2026 Annual Council Strategy Meeting, City Council discussed the value of creating and adopting rules of decorum to strengthen Council's effectiveness when communicating and engaging within each other and with the public.
- Following the discussion at the Annual Council Strategy Meeting, former Mayor Lyles requested volunteers to lead development of proposed decorum guidelines and bring them forward to Committee and Council.
- Mayor Pro Tem Mitchell and Council Members Mazuera Arias, Mayo, and Owens formed the ad hoc work group to develop a set of guiding principles for Council engagement.

Committee Discussion

- The Budget, Governance, and Intergovernmental Relations Committee discussed the work group's recommendations at the August 24, 2026, and September 8, 2026, Committee meetings.
- On September 8, 2026, the Budget, Governance and Intergovernmental Relations Committee voted unanimously by members present (Graham, Ajmera, Mayo, Owens) to recommend the establishment of Rules of Decorum in the form of a policy document detailing rules of procedure for the Charlotte City Council.
- The recommended Rules of Decorum include:
 - An opening statement addressing decorum to be read by the Mayor or presiding officer at the start of each Council Meeting or Work Session;
 - Reasonable rules governing speakers during public comment periods and other public participation opportunities;
 - Reasonable rules governing audience members during public comment periods and other public participation opportunities;
 - Delegation of authority to the Mayor or presiding officer to enforce the Rules of Decorum; and
 - Mechanisms for the Mayor or presiding officer to enforce the Rules of Decorum, including authority to vacate the meeting room in instances of significant disruption of the business of the City Council.

Attachment(s)

Rules of Procedure for the Charlotte City Council

[Charlotte City Council Rules of Procedure \(red-lined\)](#)

BUSINESS**16. Local Law Enforcement Compensation Bonus Program****Action:**

- A. Authorize the City Manager, or his designee, to accept \$3,160,801 from the North Carolina State Bureau of Investigation for the Local Law Enforcement Officer Compensation Bonus Program, and**
- B. Adopt a budget ordinance appropriating \$3,160,801 from the North Carolina State Bureau of Investigation for the Local Law Enforcement Compensation Bonus Program to the General Grants Fund.**

Staff Resource(s):

Chief Estella Paterson, Police

Matt Hastedt, Finance

Shelia Simpson, Human Resources

Explanation

- The 2026 Appropriations Act (Session Law 2026-41), passed by the NC General Assembly and signed into law by Governor Stein in July 2026, provides state funding for compensation bonuses for sworn local law enforcement officers.
- This Act provides that sworn local law enforcement officers employed as an officer on June 30, 2026, are eligible to receive a one-time compensation bonus in the amount of \$1,750.
- The Local Law Enforcement Officer Compensation Bonus Program (Program) is being administered by the NC State Bureau of Investigation (SBI) as directed by the NC General Assembly.
- Based on guidance distributed by the SBI, the city has certified 1,668 eligible city employees, including 1,405 officers, 167 sergeants, and 96 command staff.
- The SBI is estimated to reimburse \$3,160,801 to the city, the amount equal to the total of eligible bonuses for 1,668 employees plus the city's share of FICA taxes.
- These bonuses are not part of the annual salary and are not compensation for the purposes of any retirement system administered by the state.
 - Eligible permanent part-time officers receive a prorated amount.
 - These bonuses are scheduled to be paid on October 15, 2026, as directed by the Act.
- There is no city funding required to participate in the Program.

Fiscal Note

Funding: State funding

Attachment(s)

Budget Ordinance

[Budget Ordinance - Local LEO Compensation Bonus Program](#)

17. Governor's Highway Safety Program Grant - Driving While Impaired Task Force Application Amendment

Action:

Adopt a revised resolution authorizing the City Manager, or his designee, to accept a grant in the amount of \$230,169 from the North Carolina Governor's Highway Safety Program for the Driving While Impaired Task Force.

Staff Resource(s):

Chief Estella Patterson, Police
John Reibold, Police
Katie Anderson, Police

Explanation

- On January 12, 2026, City Council adopted a resolution to authorize the City Manager, or his designee, to apply for a grant in the amount of \$249,169 from the North Carolina Governor's Highway Safety Program (NCGHSP).
 - This grant partially funds permanent Charlotte-Mecklenburg Police Department (CMPD) positions that comprise CMPD's Driving While Impaired (DWI) Task Force for one year.
 - The total cost of the task force was projected to be \$989,675 for FY 2027, which would be funded by the \$249,169 NCGHSP grant and \$747,506 in a local match.
- The actual grant amount awarded to the city is \$230,169, and the new local match is \$690,506 to be paid out of CMPD's operating budget.
 - The grant award will fund 25 percent of the costs for six sworn officer positions on the Task Force.
- The terms of the grant require that City Council adopt an updated resolution authorizing the city to accept the grant funding.

Fiscal Note

Funding: North Carolina Governor's Highway Safety Program Grant

Attachment(s)

Resolution

[Resolution - FY 2027 NCGHSP Grant Application](#)

18. Municipal Agreement for New Traffic Signal Installation

Action:

- A. Adopt a resolution authorizing the City Manager to execute a Municipal Agreement with the North Carolina Department of Transportation for reimbursement up to \$220,000, and**
- B. Adopt a budget ordinance appropriating \$220,000 from the North Carolina Department of Transportation for the installation of a traffic signal at the intersection of West Boulevard and Wallace Neel Road.**

Staff Resource(s):

Debbie Smith, Transportation
Nathan Conard, Transportation

Explanation

- The North Carolina Department of Transportation (NCDOT) and the Charlotte Department of Transportation (CDOT) conducted an evaluation of crashes at the intersection of West Boulevard and Wallace Neel Road in Council District 3.
- Based on the evaluation, NCDOT has authorized the installation of a new traffic signal at the intersection of West Boulevard and Wallace Neel Road.
- The total estimated cost of the installation of the traffic signal is \$328,240. Funding sources include:
 - \$108,240 in private developer funds, and
 - \$220,000 in NCDOT funds.
- This Municipal Agreement authorizes the city to install a traffic signal at this location and is needed to ensure the city is reimbursed by NCDOT for the work performed.
- This format is consistent with past Municipal Agreements between the city and NCDOT for traffic signal installations.
- CDOT will operate this traffic signal as part of the existing signal systems in the area.

Fiscal Note

Funding: NCDOT funding

Attachment(s)

Map
Resolution
Budget Ordinance

[Map - West Blvd and Wallace Neel Rd](#)

[Resolution - Traffic Signal Install at West Blvd and Wallace Neel Rd](#)

[Budget Ordinance - Traffic Signal Install at West Blvd and Wallace Neel Rd](#)

19. Refunding of Outstanding Certificates of Participation

Action:

- A. Adopt resolution authorizing and approving refunding of outstanding arena certificates of participation, series 2025A, up to \$140,000,000 and calling for the execution and delivery of various documents necessary to complete the financing, and**
- B. Adopt a budget ordinance appropriating \$140,000,000 to Tourism Debt Service Fund.**

Staff Resource(s):

Matthew Hastedt, Finance

Mitali Shah, Finance

Shahid Rana, Economic Development

Explanation

- On June 13, 2022, City Council authorized the City Manager to negotiate and execute an agreement between Hornets Sports Entertainment and the City of Charlotte in amount not to exceed \$215,000,000 for arena improvements and repairs and \$60,000,000 for a new Performance Enhancement Center.
- On March 25, 2024, City Council approved an amended proposal to update the city's investment for arena improvements and repairs in an amount not to exceed \$245,000,000 and \$30,000,000 for a new Performance Enhancement Center. The total city investment remained \$275,000,000.
- The Spectrum Center Upgrades debt issuance was done in two tranches.
 - In 2023, \$110,000,000 in certificates of participation (COPs) were issued at a variable rate, and in 2025, converted into permanent fixed-rate financing.
 - In 2025, the city entered into a construction period financing in the form of a drawdown program for \$136,500,000, allowing the city to reimburse expense on a monthly basis during construction and eliminating interest expense on funds not yet expended on the project.
 - The city will now convert the second tranche into permanent fixed-rate financing.
- The projects funded with the two tranches met contractual obligations of the city to provide capital repairs and improvements, and also finance other renovations and upgrades to meet the National Basketball Association requirements, keep the arena competitive, make it more environmentally friendly, and help attract additional events.
- On September 28, 2026, City Council held a public hearing for refunding of outstanding arena certificates of participation, series 2025A, up to \$140,000,000.
- This action authorizes the city to convert the series 2025A certificates of participation from a variable interest rate to permanent fixed-rate financing.
- With City Council approval, it is anticipated the North Carolina Local Government Commission will approve this action at its November 3, 2026, meeting.

Fiscal Note

Funding: Tourism Fund

Attachment(s)

Resolution

Budget Ordinance

[Resolution - Refunding of COPS Series 2025A](#)

[Budget Ordinance - Refunding of COPS Series 2025A](#)

NOMINATIONS

20. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term recommended by the Certified SBE-Hispanic Contractors Association beginning April 29, 2026, and ending April 28, 2029.
 - Domenico Santilli is ineligible for reappointment.
- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning April 29, 2026, and ending April 28, 2029.
 - Catherine Morrison did not meet attendance requirements.
- One appointment for a three-year term recommended by the Metrolina Minority Contractors Association beginning April 29, 2026, and ending April 28, 2029.
 - Melody Compton did not meet attendance requirements.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning April 29, 2026, and ending April 28, 2029.
 - Gregory Bryant did not meet attendance requirements.

Attachment(s)

Business Advisory Committee Applications

21. Nominations to the Charlotte Business Inclusion Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for an At-Large Representing Prime Construction Company category representative for a partial term beginning upon appointment and ending March 1, 2028.
 - Jason Deans did not meet attendance requirements.
- One appointment for a three-year term recommended by the Carolinas Association of General Contractors beginning March 1, 2026, and ending February 28, 2029.
 - Sharon Walters has resigned.
- One appointment for a three-year term recommended by the Hispanic Contractors Association of the Carolinas beginning March 1, 2026, and ending February 28, 2029.
 - Carolina Shoffner has resigned.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning March 1, 2026, and ending February 28, 2029.
 - Rebecca LaClaire has resigned.

Attachment(s)

Charlotte Business Inclusion Advisory Committee Applications

22. Nominations to the Charlotte Mecklenburg Public Access Corporation

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2029.
 - Nimish Bhatt has resigned.

Attachment(s)

Charlotte Mecklenburg Public Access Corporation Applications

23. Nominations to the Charlotte Regional Visitors Authority

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for Full Service Hotel category representative for a partial term beginning upon appointment and ending June 30, 2029.
 - Abigail Gravgaard has resigned.

Attachment(s)

Charlotte Regional Visitors Authority Applications

24. Nominations to the Charlotte Water Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Water/Sewer Contractor category representative for a three-year term beginning July 1, 2026, and ending June 30, 2029.
 - William Cornett has served two terms and is ineligible for reappointment.

Attachment(s)

Charlotte Water Advisory Committee Applications

25. Nominations to the Community Relations Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning October 1, 2026, and ending September 30, 2029.
 - Charris Torrence is eligible for reappointment.

Attachment(s)

Community Relations Committee Applications

26. Nominations to the Keep Charlotte Beautiful Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2027.
 - Ayla Homer did not meet attendance requirements.
 - Christa Youtz has resigned.

Attachment(s)

Keep Charlotte Beautiful Committee Applications

27. Nominations to the Neighborhood Matching Grants Fund

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Non-Profit Sector Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
 - Phillip Gusman has served two terms and is ineligible for reappointment.

Attachment(s)

Neighborhood Matching Grants Fund Applications

28. Nominations to the Passenger Vehicle for Hire Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Representative of Persons with Disabilities for a three-year term beginning July 1, 2026, and ending June 30, 2029.
 - Joe Gentry has resigned.

Attachment(s)

Passenger Vehicle for Hire Board Applications

29. Nominations to the Storm Water Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Developer / Design Professional for a three-year term beginning July 1, 2026, and ending June 30, 2029.
 - Nestor Hernandez is eligible but not interested in reappointment.

Attachment(s)

Storm Water Advisory Committee Applications

APPOINTMENTS

30. Appointment to the INLIVIAN Board of Commissioners

Action:

Appoint residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- INLIVIAN President and CEO, Fulton Meachem Junior, is retiring effective September 25, 2026. For leadership continuity, Housing and Neighborhood Services Staff is requesting an extension of the term of office for Antoine Dennard, who has served one year as board Chair.
- One appointment for a one-year term extension beginning December 18, 2026, and ending December 17, 2027.
 - Antoine Q. Dennard has served two terms.

Attachment(s)

Term Extension Recommendation Memo

Antoine Q. Dennard Application

CONSENT

31. Morris Field Drive Bridge Replacement

Action:

Approve a contract in the amount of \$8,966,636.74 to the lowest responsive, responsible bidder Crowder Construction Company for the Morris Field Drive Bridge Replacement project.

Staff Resource(s):

Debbie Smith, Transportation

Kathleen Cishek, Transportation

Keith Bryant, Transportation

Explanation

- The Charlotte Department of Transportation operates and maintains Charlotte's transportation network including streets, multi-modal facilities, and 242 bridges and culverts.
- The project supports the city's mobility policies to achieve a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte.
- This project will replace the bridge on Morris Field Drive between Wilkinson Boulevard and Golf Acres Drive over the Norfolk Southern Railroad located in Council District 3.
- The existing bridge is approaching the end of its useful life.
- The project will replace the existing bridge with a new single-span, prestressed concrete girder structure and include concrete rails, pedestrian facilities, bike lanes, decorative fencing, lighting, and all associated roadway tie-in improvements.
- The project is federally funded through the Federal Highway Administration and is being administered in coordination with the North Carolina Department of Transportation.
- On July 8, 2026, the city issued an Invitation to Bid; seven bids were received.
- Crowder Construction Company was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2029.

NCDOT Disadvantaged Business Enterprise

In accordance with the USDOT Interim Final Rule, dated October 3, 2025, the city cannot establish DBE goals on contracts executed after October 3, 2025.

Fiscal Note

Funding: Federal Highway Administration funding

Attachment(s)

Map

[Map - Morris Field Drive Bridge Replacement](#)

32. School Infrastructure Reimbursement for Ballantyne Ridge High School

Action:

Authorize the City Manager, or his designee, to negotiate and execute a school infrastructure reimbursement agreement with Charlotte-Mecklenburg Schools for infrastructure at Ballantyne Ridge High School.

Staff Resource(s):

Debbie Smith, Transportation
Brandon Brezeale, Transportation
Jake Carpenter, Transportation

Explanation

- The city is required to reimburse schools for ordinance-required infrastructure improvements to the municipal street system in accordance with NC General Statute Section 160A-307.1.
- These reimbursements are for infrastructure tied to the construction of Ballantyne Ridge High School located at 4004 Toringdon Way in Council District 7.
- On February 21, 2022, City Council approved these transportation improvements as part of the property's rezoning (RZP-2021-160).
- Reimbursable infrastructure items include:
 - Public street network through the school site including a roundabout connecting North Community House, Ballantyne Ridge High School, and Johnston Road;
 - All infrastructure items associated with the public street network, including streetscape and curb and gutter;
 - Turn lane storage extension for southbound left turn lane at North Community House and Endhaven Lane;
 - New traffic signal at North Community House Road and Toringdon Way; and
 - Southbound left turn lane on Johnston Road at site access.
- One-time agreement expenditures are estimated to be \$2,774,308.

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Infrastructure Reimbursement for Ballantyne Ridge HS](#)

33. School Infrastructure Reimbursement for Knights View Elementary School

Action:

Authorize the City Manager, or his designee, to negotiate and execute a school infrastructure reimbursement agreement with Charlotte-Mecklenburg Schools for infrastructure at Knights View Elementary School.

Staff Resource(s):

Debbie Smith, Transportation
Brandon Brezeale, Transportation
Jake Carpenter, Transportation

Explanation

- The city is required to reimburse schools for ordinance-required infrastructure improvements to the municipal street system in accordance with NC General Statute Section 160A-307.1.
- These reimbursements are for infrastructure tied to the construction of Knights View Elementary School located at 11000 Beau Riley Road in Council District 7.
- On February 21, 2022, City Council approved these transportation improvements as part of the property's rezoning (RZP-2021-161).
- Reimbursable infrastructure items include:
 - Public street extension of Dickie Ross Road (Beau Riley Road) from Ardrey Kell Road to Scotland Hall Court, including turn lanes at Ardrey Kell Road and school driveways;
 - All infrastructure items associated with the public street network, including streetscape and curb and gutter; and
 - Contribution to a new traffic signal at Ardrey Kell Road and Beau Riley Road.
- One-time expenditures are estimated to be \$1,087,985.

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Infrastructure Reimbursement for Knights View Elementary School](#)

34. Tree Planting, Stump Grinding, and Landscaping Services

Action:

- A. Approve unit price contracts for unspecified tree planting, stump grinding, and landscaping services for a term of three years with the following:**
- Carolina Outdoor Maintenance Inc. (SBE),
 - Marula Tree Management Solutions LLC,
 - New Beginning Landscape LLC (SBE),
 - Roundtree Companies LLC (SBE),
 - Schneider Tree Care,
 - Southern Eez Landscaping LLC,
 - Spikes-Out Tree Care LLC (SBE), and
- B. Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Erin Oliverio, General Services

Explanation

- General Services' Landscape Management division provides tree planting and stump grinding in the right-of-way and provides landscape services at city-owned properties and in city-maintained medians.
- These contracts will provide all required labor, equipment, planting materials, and incidental supplies needed to supplement Landscape Management staff's work across the city.
- Services may include, but are not limited to, the installation of trees, shrubs, perennials, turf grass, mulch, and groundcover, as well as demolition, site preparation, and stump grinding.
- On June 18, 2026, the city issued a Request for Proposals (RFP); nine responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$4,165,000.

Charlotte Business INclusion

Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation

Carolina Outdoor Maintenance Inc., New Beginning Landscape LLC, Roundtree Companies LLC, and Spikes-Out Tree Care LLC are city-certified SBEs. Contract goals were not established for this contract because the scope of work or goods does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Pay-As-You-Go Fund

35. Environmental Services Facility Roof Replacement

Action:

Approve a contract in the amount of \$570,237.50 to the lowest responsive, responsible bidder Owens Roofing, Inc. for the Environmental Services Facility Roof Replacement project.

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- This project includes roof replacement at Charlotte Water's Environmental Services Facility located at Billy Graham Parkway and Westmont Drive in Council District 3.
- On July 22, 2026, the city issued an Invitation to Bid; nine bids were received.
- Owens Roofing, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the first quarter of 2027.

Charlotte Business INclusion

Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation

Contract goals were not established for this contract because the scope of work or goods does not present viable subcontracting opportunities. Owens Roofing, Inc. will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

36. Irwin Creek Water Resource Recovery Facility Ultraviolet Disinfection System Replacement

Action:

Approve a contract in the amount of \$3,999,000 to the lowest responsive, responsible bidder Harper General Contractors, Inc. for the Irwin Creek Water Resource Recovery Facility Ultraviolet Disinfection System Replacement project.

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water
Thomas Powers, City Attorney's Office

Explanation

- This project will replace the current ultraviolet (UV) disinfection system at Irwin Creek Water Resource Recovery Facility.
- UV disinfection systems use UV light to neutralize harmful pathogens in wastewater effluent before it is safely discharged into the environment.
- The new system will increase efficiency in the wastewater treatment process.
- On July 15, 2026, the city issued an Invitation to Bid; six bids were received.
- Harper General Contractors, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the third quarter of 2028.

Charlotte Business INclusion

Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

37. Storm Water Repair and Improvement Projects

Action:

- A. Approve a contract in the amount of \$5,033,590.90 to the lowest responsive, responsible bidder Hux Contracting, LLC for the Storm Water Repair and Improvement FY2027-A projects, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This contract is part of an ongoing program to provide repairs and improvements to storm drainage infrastructure across the city.
- Approximately 25 projects may be constructed from this contract within a contract term not to exceed 24 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On September 2, 2026, the city issued an Invitation to Bid; three bids were received.
- Hux Contracting, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the first quarter of 2029.

Charlotte Business INclusion

Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation

Established SBE Goal: 12.00%

Committed SBE Goal: 12.00%

Hux Contracting, LLC met the established subcontracting goal and has committed 12.00% (\$604,030) of the total contract amount to the following certified firm(s):

- Above Average Trucking Co., LLC (SBE) (\$604,030) (hauling)

Fiscal Note

Funding: Storm Water Capital Investment Plan

38. Utility Coordination Services

Action:

- A. Approve unit price contracts for utility coordination services for a term of three years with the following:**
- KCI Associates of NC, P.A.,
 - Utility Coordination Consultants, LLC,
 - Volkert, 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.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- These contracts will provide for utility coordination between the city and private utility companies and assist with utility coordination and private utility relocation associated with storm drainage projects.
- On August 7, 2026, the city issued a Request for Proposals (RFP); thirteen responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$800,000.

Charlotte Business INclusion

Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation

Contract goals were not established for these contracts because the scope of work or goods does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Storm Water Capital Investment Plan

39. Airport Baggage Handling System Control Room Relocation

Action:

- A. Reject the low bid submitted by H&C Contracting Inc. for the Baggage Handling System Control Room Relocation project, and**
- B. Approve a contract in the amount of \$777,600 to the lowest responsive, responsible bidder Edison Foard LLC for the Baggage Handling System Control Room Relocation project.**

Staff Resource(s):

Haley Gentry, Aviation

Ashton Watson, Aviation

Explanation

- The Airport's Baggage Handling System (BHS) requires a control room where daily operations can be monitored and system issues can be resolved in a timely manner.
- The existing BHS control room no longer meets the needs of the Airport's current and future operations.
- This project will provide for the relocation of the BHS control room to a shell space constructed as part of the Terminal Lobby Expansion project.
- Specific work includes the interior upfit of the approximately 2,000-square-foot space, including drywall, ceilings, flooring, mechanical, electrical, plumbing, cabling, and fire protection.
- On August 4, 2026, the city issued an Invitation to Bid; four bids were received.
- Edison Foard LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of fiscal year 2027.

Reject Low-Bid Explanation

The low bid from H&C Contracting Inc. in the amount of \$679,971 was found to be non-responsive due to failure to submit the non-discrimination certification.

Charlotte Business INclusion

Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation

Established SBE Goal: 7.60%

Committed SBE Goal: 9.13%

Edison Foard LLC exceeded the established subcontracting goal and has committed 9.13% (\$71,000) of the total contract amount to the following certified firm(s):

- Steven's Interiors (SBE) (\$71,000) (drywall, ceiling)

Fiscal Note

Funding: Aviation Capital Investment Plan

40. Airport Terminal Roof and Air Handling Unit Replacement

Action:

Approve a contract in the amount of \$20,910,392 to the lowest responsive, responsible bidder Edison Foard LLC for the Terminal Roof and Air Handling Unit Replacement project.

Staff Resource(s):

Haley Gentry, Aviation

Ashton Watson, Aviation

Explanation

- This project will provide for the replacement of the main terminal, atrium, and Concourse D roofs, decommissioning and demolition of the East and West Chiller Plant equipment, and replacement of five air handling units (AHUs) on Concourse C.
- The existing main terminal, atrium, and Concourse D roof systems and Concourse C AHUs have reached the end of their useful life, and the East and West Chiller Plants, which are located on the main terminal roof, are now obsolete due to the commissioning and activation of the Central Energy Plant.
- On July 17, 2026, the city issued an Invitation to Bid (ITB); two bids were received.
 - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On August 18, 2026, the city reissued the ITB; four bids were received.
- Edison Foard LLC was selected as the lowest responsive, responsible bidder.
- This project is primarily funded by a \$28 million Infrastructure Investment and Jobs Act grant under the competitive Airport Terminals Program.
- Aviation intends to return to City Council to approve a change order for additional work consistent with the scope of the grant.
- The project is anticipated to be complete by the third quarter of fiscal year 2029.

Disadvantaged Business Enterprise

In accordance with the USDOT Interim Final Rule, dated October 3, 2025, the city cannot establish DBE goals on contracts executed after October 3, 2025.

Fiscal Note

Funding: Federal funding, Aviation Capital Investment Plan

41. INLIVIAN Housing Revenue Bond Issuance Approval for Weddington Road Apartments

Action:

Adopt a resolution granting INLIVIAN's request to issue new multi-family housing revenue bonds in an amount not to exceed \$15,000,000 to finance the development of an affordable housing development known as Weddington Road Apartments.

Staff Resource(s):

Raquishela Stewart, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services

Explanation

- The action will not obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of new multi-family housing revenue bonds for the Weddington Road Apartments, a 85-unit new construction affordable housing development to be developed, owned, and operated by Weddington Road Apartments, LLC, a North Carolina limited liability company (Developer) or an affiliated or related entity.
- The development will be located on approximately 6.7 acres at 3900 Weddington Road (parcel identification number 231-094-79) in District 7, and will serve households earning up to 60 percent of the area median income.
- The INLIVIAN bonds in an amount not to exceed \$15,000,000 will be used to finance land acquisition and construction of the development.
- This action further supports City Council's April 25, 2016, and October 27, 2025, approval of \$7,140,000 Housing Trust Fund support for the development.

Background

- The Developer applied for four percent low-income housing tax credits and a housing bond allocation capacity from the North Carolina Housing Finance Agency (NCHFA) to help finance the land acquisition and construction of the Development, both of which received approval from the NCHFA.
- Tax credit and bond allocations are subject to federal income limits and set-aside rules and include deed restrictions.
- INLIVIAN, as a public housing authority, is duly authorized to issue housing bonds to finance developments that serve persons of low and moderate income, including developments in which it does not have an interest. The INLIVIAN Board of directors approved the issuance of the multi-family housing revenue bonds on April 15, 2025.

Attachment(s)

Map

Resolution

[Map - Weddington Road Apartments](#)

[Resolution - INLIVIAN Bond Approval for Weddington Road Apartments](#)

42. INLIVIAN Housing Revenue Bond Issuance Approval for Westline Flats Apartments

Action:

Adopt a resolution granting INLIVIAN's request to issue new multi-family housing revenue bonds in an amount not to exceed \$32,000,000 to finance the development of an affordable housing development known as Westline Flats Apartments.

Staff Resource(s):

Raquishela Stewart, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services

Explanation

- The action will not obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of new multi-family housing revenue bonds for the Westline Flats Apartments, a 200-unit new construction affordable housing development to be developed, owned, and operated by Westline Flats, LP, a North Carolina limited partnership (Developer) or an affiliated or related entity.
- The development will be located on approximately 11 acres at 3213 West Boulevard (parcel identification numbers 143-081-09, 143-081-10, 143-081-11, 143-081-12) in Council district 3, and will serve households earning up to 60 percent of the area median income.
- The INLIVIAN bonds in an amount not to exceed \$32,000,000 will be used to finance land acquisition and construction of the development.
- There is no Housing Trust Fund allocation or other city financial support affiliated with this development.

Background

- The Developer applied for four percent low-income housing tax credits and a housing bond allocation capacity from the North Carolina Housing Finance Agency (NCHFA) to help finance the land acquisition and construction of the Development, both of which received approval from the NCHFA.
- Tax credit and bond allocations are subject to federal income limits and set-aside rules and include deed restrictions.
- INLIVIAN, as a public housing authority, is duly authorized to issue housing bonds to finance developments that serve persons of low and moderate income, including developments in which it does not have an interest. The INLIVIAN Board of directors approved the issuance of the multi-family housing revenue bonds on April 21, 2026.

Attachment(s)

Map

Resolution

[Map - Westline Flats Apartments](#)

[Resolution - INLIVIAN Bond Approval for Westline Flats Apartments](#)

43. Resolution of Intent to Abandon a Portion of Right-of-way off Yorkmont Road

Action:

- A. Adopt a Resolution of Intent to abandon a portion of right-of-way off Yorkmont Road, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-004770A - Abandonment Map](#)

[2026-004770A Resolution of Intent 10.12.2026](#)

44. Resolution of Intent to Abandon a Portion of Unopened Airport Drive

Action:

- A. Adopt a Resolution of Intent to abandon a portion of unopened Airport Drive, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-002995A - Abandonment Map](#)

[2026-004753A Resolution of Intent 10.12.2026](#)

45. Resolution of Intent to Abandon a Portion of Unopened Berryhill Drive

Action:

- A. Adopt a Resolution of Intent to abandon a portion of unopened Berryhill Drive, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-002997A - Abandonment Map](#)

[2026-004756A Resolution of Intent 10.12.2026](#)

46. Resolution of Intent to Abandon a Portion of Unopened Briar Court and Unopened Midwood Drive

Action:

- A. Adopt a Resolution of Intent to abandon a portion of unopened Briar Court and unopened Midwood Drive, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-002998A - Abandonment Map](#)

[2026-004759A Resolution of Intent 10.12.2026](#)

47. Resolution of Intent to Abandon a Portion of Unopened Dixie Road and Unopened New Dixie Road

Action:

- A. Adopt a Resolution of Intent to abandon a portion of unopened Dixie Road and unopened New Dixie Road, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-004766A - Abandonment Map](#)

[2026-004766A Resolution of Intent 10.12.2026](#)

48. Resolution of Intent to Abandon a Portion of Unopened Freeman Drive, Unopened Trexler Avenue, and Unopened Cathey Drive

Action:

- A. Adopt a Resolution of Intent to abandon a portion of unopened Freeman Drive, unopened Trexler Avenue, and unopened Cathey Drive, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-004767A - Abandonment Map](#)

[2026-004767A Resolution of Intent 10.12.2026](#)

49. Resolution of Intent to Abandon a Portion of Unopened Hill Crest Drive and Unopened Rail Road Avenue

Action:

- A. Adopt a Resolution of Intent to abandon a portion of unopened Hill Crest Drive and unopened Rail Road Avenue, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-004763A - Abandonment Map](#)

[2026-004763A Resolution of Intent 10.12.2026](#)

50. Resolution of Intent to Abandon Portions of Unopened First Street and Unopened Bell Avenue

Action:

- A. Adopt a Resolution of Intent to abandon portions of unopened First Street and unopened Bell Avenue, and**
- B. Set a public hearing for November 23, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 3.

Petitioner

City of Charlotte - Aviation Department

Attachment(s)

Map

Resolution

[2026-003001A - Abandonment Map](#)

[2026-004760A Resolution of Intent 10.12.2026](#)

CONSENT - PROPERTY TRANSACTIONS

51. Aviation Property Transactions - 7616 Christie Lane

Action: Approve the following acquisition: 7606 Christie Lane

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration Reimbursement.

Project: Steeleberry Acres

Program: Voluntary Program

Owner(s): Bernard Simmons

Property Address: 7616 Christie Lane

Total Parcel Area: 38,507.04 sq. ft. (0.884 ac.)

Property to be acquired by Fee Simple: 38,507.04 sq. ft. (0.884 ac.)

Structures/Improvements to be impacted: Single-family home

Landscaping to be impacted: Minimal shrubs and immature trees

Zoned: N1-A (ANO)

Use: Single-Family Residential

Parcel Identification Number(s): 141-211-09

Purchase Price: \$382,500 and all relocation benefits in compliance with federal, state, or local regulations

Council District: 3

Adjournment

REFERENCES

52. Reference - Property Acquisitions and Condemnations

- The city has negotiated in good faith to acquire the properties set forth below.
- For acquisitions, the property owner and staff have agreed on a price based on appraisals and/or estimates.
- In the case of condemnations, the value was established by an independent, certified appraisal followed by a third-party appraisal review.
- Real Estate staff diligently attempts to contact all property owners by:
 - Sending introductory letters via regular and certified mail,
 - Making several site visits,
 - Leaving door hangers and business cards,
 - Seeking information from neighbors,
 - Searching the internet,
 - Obtaining title abstracts, and
 - Leaving voice messages.
- For most condemnation cases, the city and the property owner(s) have been unable to reach a settlement. In some cases, condemnation is necessary to ensure a clear title to the property.
- If the City Council approves the resolutions, the City Attorney's office will initiate condemnation proceedings. As part of the condemnation process, real estate staff and the City Attorney's Office will continue to negotiate, including court-mandated mediation, in an attempt to resolve the matter. Most condemnation cases are settled by the parties prior to going to court.
- If a settlement cannot be reached, the case will proceed to a trial before a judge or jury to determine "just compensation."
- Full text of each resolution is on file with the City Clerk's Office.
- The definition of easement is a right created by grant, reservation, agreement, prescription, or necessary implication, which one has in the land of another, it is either for the benefit of land, such as right to cross A to get to B, or "in gross," such as public utility easement.
- The term "fee simple" is a synonym for ownership and is an estate under which the owner is entitled to unrestricted powers to dispose of the property, and which can be left by will or inherited.

53. Reference - Property Transaction Process

Property Transaction Process Following City Council Approval for Condemnation

The following overview is intended to provide further explanation for the process of property transactions that are approved by City Council for condemnation.

Approximately six weeks of preparatory work is required before the condemnation lawsuit is filed. During this time, the City continues to negotiate with the property owner in an effort to reach a mutual settlement.

- If a settlement is reached, the condemnation process is stopped, and the property transaction proceeds to a real estate closing.
- If a settlement cannot be reached, the condemnation lawsuit is filed. Even after filing, negotiations continue between the property owner and the City's legal representative. Filing of the condemnation documents allows:
 - The City to gain access and title to the subject property so the capital project can proceed on schedule.
 - The City to deposit the appraised value of the property in an escrow account with the Clerk of Court. These funds may be withdrawn by the property owner immediately upon filing, and at any time thereafter, with the understanding that additional funds transfer may be required at the time of final settlement or at the conclusion of litigation.
- If a condemnation lawsuit is filed, the final trial may not occur for 18 to 24 months; however, a vast majority of the cases settle prior to final trial. The City's condemnation attorney remains actively engaged with the property owner to continue negotiations throughout litigation.
 - North Carolina law requires that all condemnation cases go through formal non-binding mediation, at which an independent certified mediator attempts to facilitate a successful settlement. For the minority of cases that do not settle, the property owner has the right to a trial by judge or jury in order to determine the amount of compensation the property owner will receive.