

City of Charlotte

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



Meeting Agenda

Monday, September 14, 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):

Hannah Bromberger, Strategy and Budget

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items.

2. Consent agenda items 16 through 46 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

I-77 South Express Lanes Project

Council Resource(s):

Ed Driggs, Transportation, Planning, and Development Committee

Staff Resource(s):

Andrea Leslie-Fite, City Attorney

Rebecca Hefner, City Manager's Office

Time: Presentation - 30 minutes; Discussion - 60 minutes

Explanation

- Receive an update on policy considerations and next steps regarding the I-77 South Express Lanes Project.

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. Bird Safe Awareness Months

Action:

Council Member Owens will read a proclamation recognizing the months of March through May and September through November as Bird Safe Awareness Months.

7. Concussion Awareness Month

Action:

Council Member Johnson will read a proclamation recognizing September as Concussion Awareness Month.

8. Monarch Pledge Day

Action:

Mayor Harrington will read a proclamation recognizing September 19, 2026, as Monarch Pledge Day.

POLICY

9. City Manager's Report

BUSINESS**10. Donation of Self-Contained Breathing Apparatus****Action:**

Adopt a resolution authorizing the donation of self-contained breathing apparatus equipment to Cullasaja Gorge Fire and Rescue and Rowan Cabarrus Community College.

Staff Resource(s):

Reginald Johnson, Fire

David Farnum, Fire

Explanation

- NC General Statute Section 160A-280 authorizes the donation of personal property from a city to a non-profit organization or another government unit upon adoption of a resolution by City Council.
- Cullasaja Gorge Fire and Rescue, located outside of Franklin, North Carolina, is a volunteer fire and rescue department responsible for emergency services and fire suppression in far western North Carolina. As a result of Hurricane Helene, this region experienced a substantial loss of fire suppression equipment. This donation will assist the community in fire suppression efforts and these self-contained breathing apparatus (SCBA) will serve the community for years to come.
- Rowan Cabarrus Community College Fire/Rescue Continuing Education serves as primary fire training resource for volunteer firefighters and those seeking to become firefighters within the region. The significant capital expense related to SCBA is outside the budget scope of the program and there is a need for upgrade and replacement of existing SCBA.
- The self-contained breathing apparatus being donated were decommissioned in June 2026.
- The total estimated value of the equipment is \$120,000.

Attachment(s)

Resolution

[Resolution - Donation of Fire Equipment](#)

11. Governor's Highway Safety Program Grant for Traffic Safety Education Campaign

Action:

- A. Adopt a resolution authorizing the City Manager to execute a grant agreement and accept a grant in the amount of \$110,000 from the North Carolina Department of Transportation Governor's Highway Safety Program for the development of a traffic safety education campaign for the Charlotte Regional Transportation Planning Organization planning area, and**
- B. Adopt a budget ordinance appropriating \$110,000 from the North Carolina Department of Transportation to the General Grants Fund.**

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Robert Cook, Charlotte Regional Transportation Planning Organization

Will Snyder, Charlotte Regional Transportation Planning Organization

Explanation

- The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated Metropolitan Planning Organization for the Charlotte Urban Area. The City of Charlotte is the CRTPO's lead planning agency, and the CRTPO is a division of the city's Planning, Design, and Development Department.
- On February 10, 2025, City Council approved acceptance of a Safe Streets and Roads for All (SS4A) grant from the U.S. Department of Transportation for the development of a regional Comprehensive Safety Action Plan for the CRTPO planning area.
- These Governor's Highway Safety Program grant funds will be used to develop a regional traffic safety education program that will complement the CRTPO Comprehensive Safety Action Plan.
- The CRTPO will leverage the Governor's Highway Safety Program funds to:
 - Identify road users overrepresented in the CRTPO's high injury network to identify a target learning audience for the campaign;
 - Recruit a network of "road safety champions" who work with or directly represent crash victims and vulnerable road users within the Charlotte urban area; and
 - Develop and pilot a "safe system toolkit" to facilitate the program's learning outcomes in coordination with the infrastructure goals established with the Comprehensive Safety Action Plan.
- No city match is required.

Fiscal Note

Funding: NCDOT Funding, General Grants Fund

Attachment(s)

Resolution

CRTPO Planning Area Map

Budget Ordinance

[Resolution - Governor's Highway Safety Program Grant](#)

[Map - CRTPO Planning Area](#)

[Budget Ordinance - Governor's Highway Safety Program Grant \(S&B Final\)](#)

12. Interlocal Agreement with the University of North Carolina at Charlotte for Campus Police

Action:

Adopt a resolution ratifying an interlocal agreement with the University of North Carolina at Charlotte to extend the law enforcement authority of the University of North Carolina at Charlotte Campus Police.

Staff Resource(s):

Chief Estella Patterson, Police

Zerubabel Chickoree, Police

Explanation

- The University of North Carolina at Charlotte (UNCC) and the Charlotte-Mecklenburg Police Department (CMPD) recognize the need for UNCC Campus Police to have a limited extension of its law enforcement authority beyond the territorial boundaries of the campus and those boundaries established by State law.
- North Carolina General Statute 116-40.5(b) allows universities to enter into agreements with the governing board of a municipality to extend the law enforcement authority of campus police officers beyond the perimeter of the campus and into part of the municipal jurisdictions and to determine the circumstances in which the extension of authority may be granted.
- UNCC Campus Police will have full law enforcement authority when on duty within the expanded jurisdiction. They will primarily patrol the main UNCC campus but will respond to specific requests from CMPD for issues arising within the extended jurisdiction to the extent those issues relate to UNCC students, faculty, or staff.
- This agreement is similar to prior agreements between the city and UNCC for Campus Police law enforcement authority.
- The agreement will remain in effect until July 1, 2031.

Attachment(s)

Resolution

Interlocal Agreement

[Resolution - ILA with UNCC Campus Police](#)

[ILA - UNCC Campus Police](#)

[Exhibit A](#)

[Exhibit B](#)

13. Metropolitan Planning Program Grant Municipal Agreement

Action:

- A. Adopt a resolution authorizing the City Manager to negotiate and execute a municipal agreement with the North Carolina Department of Transportation to support transit planning activities for the Charlotte Regional Transportation Planning Organization,**
- B. Adopt a resolution authorizing the City Manager, or his designee, to execute interlocal agreements with Iredell County Area Transportation System, Union County Transportation System, and Mecklenburg County Transportation System to support transit planning activities for the Charlotte Regional Transportation Planning Organization, and**
- C. Adopt a resolution authorizing the City Manager, or his designee, to execute Interlocal Agreements with Centralina Regional Council, the Town of Cornelius, the Town of Huntersville, and the City of Statesville to support transportation planning projects.**

Staff Resource(s):

David Hittle, Planning, Design, and Development
Robert Cook, Planning, Design, and Development
Temekia Dae, Planning, Design, and Development

Explanation

- The CRTPO is the federally designated metropolitan planning organization for the Charlotte urbanized area. It provides long-range transportation planning services to Mecklenburg, Union, and Iredell counties.
- The city is CRTPO's lead planning agency, and its staff is housed in the Planning, Design, and Development department.

Actions A and B

- The Federal Transit Administration (FTA) awarded the Fiscal Year 2027 Metropolitan Planning Grant to the City of Charlotte in July 2026.
- The city receives the grant annually as the lead planning agency for the Charlotte Regional Transportation Planning Organization (CRTPO) and as the major fixed-route transit operator for the urban area.
- The North Carolina Department of Transportation (NCDOT) requires grant recipients to enter into a new municipal agreement to receive the annual allocation.
- The city is responsible for the deliverables outlined in this grant, including:
 - The federally compliant travel demand model required for transportation planning and air quality conformity, and
 - Updating the Transit Element of the Metropolitan Transportation Plan, developing transit travel demand forecasts, conducting ridership surveys, and monitoring and updating the Transportation Improvement Program, as necessary, to advance projects and ensure compliance with federal regulations.
- A portion of the FY 2027 grant funding was sub-allocated for local projects to Iredell County Area Transit System, Union County Transportation, and Mecklenburg County Transportation System.
 - Iredell County Area Transportation System will receive up to \$110,441 for transit planning activities, including public transportation, data and planning support, public transportation, and statewide and supplemental regional planning.
 - Union County Transportation will receive up to \$177,380 for transit planning activities, including data planning support, public participation, and statewide and supplemental regional planning.
 - Mecklenburg Transportation System will receive up to \$74,250 for transit planning activities.
 - A local match of \$135,061 will be shared by the City of Charlotte (\$94,831), Iredell County Area Transit System (\$12,271), Mecklenburg Transportation System (\$8,250), and Union County Transportation (\$19,709).

Action C

- Surface Transportation Block Grant-Direct Attributable (STBG-DA) are federal funds used to support CRTPO's transportation planning activities.
- The CRTPO suballocates some of its federal STBG-DA funds to its member jurisdictions to carry out local transportation planning activities:
 - The Centralina Regional Council will receive up to \$56,200 for Best Practices using the Metrolina CommunityViz Model;
 - The Town of Cornelius will receive up to \$64,000 for the Cornelius Bailey Road/NC 115 Intersection Study;
 - The Town of Huntersville will receive up to \$320,000 for the Huntersville Downtown Transportation Plan and the Seam Trail Phase 2 Study; and
 - The City of Statesville will receive up to \$176,000 for the Statesville Micro Transit Feasibility Study.
- The required 20 percent match of federal funds is provided by the sponsoring jurisdictions. The local match for local transportation planning activities will be shared by all jurisdictions in the Centralina Regional Council (\$11,240).

Fiscal Note

Funding: NCDOT Funding and General Grants Fund

Attachment(s)

Resolution - Action A

Resolution - Action B

Resolution - Action C

[Resolution - Municipal Agreement with NCDOT](#)

[Resolution - ILA for Metropolitan Planning Grant Funding](#)

[Resolution - ILA for STBG-DA Funding](#)

14. Sale of City-Owned Land for Affordable Housing

Action:

- A. Adopt a resolution approving the sale of approximately 1.16 acres of city-owned property at 3924 and 3932 Freedom Drive (parcel identification numbers 063-052-04 and 063-052-05) to Prosperity Freedom Drive, LLC for \$1 for the development of affordable, for-sale housing units, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the sale of the property.**

Staff Resource(s):

Raquisshela Stewart, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Greg Crawford, General Services

Explanation

- The city owns approximately 1.16-acres at 3924 and 3932 Freedom Drive (collectively, the Property) in the Freedom Drive-Wilkinson Boulevard Corridor of Opportunity in Council District 2.
- On November 26, 2024, the city issued a Request for Proposals (RFP) for affordable housing developments on city-owned properties, including the Freedom Drive parcels.
- Two responses to the RFP were received for the Property. A joint proposal from Prosperity Freedom Drive, LLC, an affiliate of Prosperity Alliance (Developer) and True Homes (Builder) (together, the Development Team) was selected based on their qualifications, experience, cost, and responsiveness to RFP requirements.
- Both the Developer and Builder are experienced affordable housing developers that offer a community, mission-oriented approach with a focus on affordable homeownership especially for households impacted by disparities in homeownership.
- The proposed development will include the following terms:
 - A minimum of 12 new construction for-sale residential townhome units;
 - Three units will be affordable to households earning at or below 60 percent of the area median income (AMI), and nine units will be affordable to families earning at or below 80 percent of the AMI, with unit sales prices not to exceed the then-applicable House Charlotte sales price limit;
 - An affordability period of 20 years during which units may not be leased; and
 - Developer can assign the contract to an entity controlled by the Builder, but any other assignment requires the city's prior consent.
- The Property is being conveyed to the Developer for \$1 to enable the construction of the affordable townhome development and to help mitigate the need for the city to commit further financial support to the project. The Development Team is not seeking additional grant funding from the city.
- In addition to the development details noted above, the conveyance will include a 90-day due diligence period with closing to occur within approximately 60 days from the end of the due diligence period, and a reverter clause that can be enforced if the units are not completed and available for occupancy within three years from the date of the deed conveying the Property to the Developer.
- An appraisal of the Property on July 29, 2026, established a fair market value of \$938,000.

Background

- On July 16, 2024, the Planning Committee reviewed the Property as part of the mandatory referral process and had no comments.
- On April 14, 2025, City Council received an overview of the proposal, and on April 28, 2025, City Council authorized staff to work with the Development Team to finalize the proposal and conveyance terms.
- This action is consistent with advancing the goals to enhance neighborhood affordability, economic mobility, and residential stability as established in the Affordable Housing Funding Policy, and is also

consistent with the City-Owned Real Estate and Facilities Policy and Guidelines for Evaluation and Disposition of City Owned Land for Affordable Housing.

Fiscal Note

Funding: Proceeds to be deposited into the General Capital Investment Plan

Attachment(s)

Resolution

Map

[Resolution - Sale of City-owned Property on Freedom Dr for Affordable Housing](#)

[Map - Sale of City-owned Property on Freedom Dr for Affordable Housing](#)

15. Upset Bid Process for City-Owned Property on Pegram Street

Action:

- A. Adopt a resolution authorizing the Upset Bid Process for an approximately 0.084-acre city-owned property located at 1726 Pegram Street (parcel identification number 081-166-32) for an initial bid amount of \$175,000,
- B. Direct the City Clerk to cause a notice of the proposed sale to be published, which shall describe the property, the amount and terms of the offer, and the terms under which the offer may be upset, and
- C. If there are no qualifying upset bids received after the initial public notice, allow the City Manager, or his designee, to negotiate and execute all documents necessary to complete the transaction.

Staff Resource(s):

Phil Reiger, General Services

Gregory Crawford, General Services

Explanation

- ShareWealth Investments Group LLC (ShareWealth) proposes to purchase an approximately 0.084-acre city-owned property at 1726 Pegram Street (Property), which is zoned N2-B (residential) and located in Council District 1.
- The city purchased the Property through foreclosure in 2005, and the site is currently undeveloped.
- The Property was evaluated for affordable housing opportunities by city staff. However, characteristics of the site limit its suitability and potential for affordable housing development as a standalone lot.
- The Property has been through the standard mandatory referral process, has been determined to be surplus, and is eligible to be sold.
- City Council has the authority to sell properties through the upset bid procedures outlined in NC General Statute 160A-269, and Section 8.22 of the city's Charter.
- The Property was appraised for \$175,000 on February 25, 2026.
- An offer to purchase in the amount of \$175,000, along with the required five percent deposit from ShareWealth has been made.
- ShareWealth owns property adjacent to this Property: parcel identification number 081-166-04.
- This action is consistent with the City-Owned Real Estate and Facilities Policy.

Fiscal Note

Funding: Proceeds from the sale of the property will be deposited into the General Fund

Attachment(s)

Map

Resolution

[Map - City-owned Property on Pegram St](#)

[Resolution - Upset Bid Process for Pegram St Property](#)

CONSENT

16. Officer Early Intervention System

Action:

- A. Approve the purchase of an early intervention system from a cooperative contract,**
- B. Approve a unit price contract with Benchmark Buyer Inc. dba Benchmark Solutions LLC for the purchase of an early intervention system for a term of five years under General Services Administration contract #47QTCA20D00B9, and**
- C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contract.**

Staff Resource(s):

Chief Estella Patterson, Police

Brian Trull, Police

Ellen Thomas, Innovation and Technology

Explanation

- This product is an early intervention system that uses data to identify patterns to support proactive, development-focused supervision of officers. It delivers data-driven insights to help identify and address potentially concerning patterns of behavior before they result in actions that conflict with CMPD's mission and core values, while also recognizing positive performance, identifying opportunities for training and development, and supporting continuous improvement.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be \$125,000.

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

Cooperative purchasing contracts leverage contracts established by other governmental agencies and do not involve the city conducting a bidding process and are thus exempt from CBI Program goals. Subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

Fiscal Note

Funding: Police Operating Budget

17. Fire Personnel Testing and Promotional Process Administration Services

Action:

- A. **Approve a contract with Industrial/Organizational Solutions, Inc. for entry level testing and process administration services for a term of three years, and**
- B. **Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Reginald Johnson, Fire

Jeffrey Richardson, Fire

Explanation

- The Charlotte Fire Department holds promotional processes annually, using a written exam and annual assessment center to ensure a fair and high-quality process for candidates.
- On May 1, 2026, the city issued a Request for Proposals (RFP); four responses were received.
- Industrial/Organizational Solutions, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Industrial/Organizational Solutions, Inc. will provide annual testing by developing and implementing testing material for yearly promotional process administration for the ranks of Entry Level Fire Fighters, Captain, Engineer, Battalion Chief, and Division Chief.
- 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 expenditures are estimated to be \$400,000.

Charlotte Business INclusion

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Small Business Participation

The city negotiates small business contract participation after the proposal selection process. Staff will continue working with Industrial/Organizational Solutions, Inc. throughout the life of the contract to identify qualified SBE firms and pursue opportunities for SBE participation as they become available.

Fiscal Note

Funding: Fire Operating Budget

18. Program Services for Housing Opportunities for Persons with AIDS

Action:

- A. **Approve a contract in the amount of \$500,000 with Kintegra Health for a term of one year to provide short term housing assistance programming that supports individuals and families living with HIV/AIDS, and**
- B. **Authorize the City Manager, or his designee, to negotiate, modify, amend, and extend the contract for up to two, one-year terms consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Raquishele Stewart, Housing and Neighborhood Services

Warren Wooten, Housing and Neighborhood Services

Explanation

- The U.S. Department of Housing and Urban Development's (HUD) Housing Opportunities for Persons with AIDS (HOPWA) Program is the only federal program dedicated to the housing needs of people living with HIV/AIDS.
- The City of Charlotte, as the participating jurisdiction, is the HOPWA regional administrator for the Charlotte Metropolitan Statistical Area (Program Area), which includes the counties of Anson, Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, and Union in North Carolina, and the counties of Chester, Lancaster, and York in South Carolina. This required Program Area is determined by HUD.
- In fiscal year (FY) 2027, the city received a HOPWA allocation from HUD in the amount of \$4,084,628 to help low-income persons living in the Program Area with HIV/AIDS and their families achieve and maintain housing stability and improve their access to and engagement in HIV/AIDS treatment and care. The city must use the FY 2027 allocation for eligible activities within three years.
 - Eligible activities include a wide range of housing and social services including program planning, rental assistance and short-term payments to prevent homelessness, and the coordination and delivery of support services such as housing information, counseling and navigation services, assessment and case management, substance abuse treatment, mental health treatment, nutritional services, job training and placement assistance, and assistance with daily living.
- On June 5, 2026, the city issued a Request for Proposals (RFP) seeking qualified agencies to deliver eligible HOPWA Short-Term Rent, Mortgage, and Utility (STRMU) services. HOPWA STRMU is designed to provide temporary, needs-based financial assistance to eligible low-income people living with HIV/AIDS and their families who are experiencing a financial or health-related crisis and are at risk of losing their housing. Its primary purpose is homelessness prevention: helping households remain in their current homes while they stabilize their finances during a financial or health-related crisis and connect with longer-term housing or supportive services.
- One response was received in response to the RFP from Kintegra Health. Kintegra demonstrated its ability to meet Program objectives, as well as qualifications, experience, cost-effectiveness, and responsiveness to the RFP requirements.

Charlotte Business INclusion

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Small Business Participation

This contract is subject to HUD requirements and is exempt from the CBI Program.

Fiscal Note

Funding: HUD HOPWA allocation

19. Municipal Agreements for Asset Maintenance on State-maintained Streets

Action:

- A. Approve municipal agreements with the North Carolina Department of Transportation in the amount of \$75,000 for:**
- Sign installation and maintenance on state-maintained streets,
 - Pavement marking installation and maintenance on state-maintained streets, and
- B. Adopt a resolution to authorize the City Manager to execute these municipal agreements, including subsequent renewals for up to five years, and amend the agreements with possible reimbursement adjustments consistent with the purpose for which the agreements were approved.**

Staff Resource(s):

Debbie Smith, Transportation

Bryan Tarlton, Transportation

Explanation

- The North Carolina Department of Transportation (NCDOT) administers a statewide asset maintenance program on state-maintained streets within municipal limits.
- Through municipal agreements, NCDOT reimburses the city for the installation and maintenance of signs and pavement markings on state-maintained streets within the city limits.
- Similar municipal agreements for traffic signal maintenance and signal timing were approved by City Council on May 12, 2025.
- The city has entered into similar maintenance agreements with NCDOT for over 25 years.
- NCDOT will reimburse the city annually for the following items:
 - Sign installation and maintenance up to \$50,000, and
 - Pavement markings and maintenance up to \$25,000.

Fiscal Note

Funding: NCDOT funding and Transportation Operating Budget

Attachment(s)

Resolution

Sign Installation and Maintenance Agreement (Schedule A)

Pavement Markings and Maintenance Agreement (Schedule B)

[Resolution - NCDOT Reimbursement for Asset Maintenance](#)

[Schedule A - Agreements](#)

[Schedule B - Agreements](#)

20. Charlotte-Mecklenburg Police Department Hangar Relocation

Action:

Approve a guaranteed maximum price in the amount of \$15,277,197 to J. E. Dunn Construction Company for construction services of the Charlotte-Mecklenburg Police Department Hangar Relocation Progressive Design-Build Project.

Staff Resource(s):

Debbie Smith, Transportation
Kathleen Cishek, Transportation
Catherine Buchhofer, Transportation

Explanation

- The Charlotte-Mecklenburg Police Department (CMPD) utilizes helicopters to provide aerial support for ground officers, assist in investigations, and reduce the rate of violent crime.
- This project will construct a dedicated helicopter hangar and additional facility space for CMPD's Aviation Division.
- The relocation of the hangar, which is currently on Charlotte-Douglas International Airport property, will give CMPD more space and accommodate the airport's future growth and development.
- The hangar will house CMPD's rotary-wing aircraft and provide the operational, maintenance, and administrative spaces needed to support safe and efficient air operations. This project will also include additional facility space for CMPD's special operations units and dedicated space for simulator training for CMPD's helicopter pilots.
- In October 2024, the city acquired and rezoned an 11.79-acre site on the north side of Billy Graham Parkway, located in Council District 3, to support the relocation of the CMPD Aviation Division.
- On February 11, 2025, following a competitive solicitation process, City Council approved a contract with J. E. Dunn Construction Company in the amount of \$1,621,665 for Progressive Design-Build design services for the CMPD Hangar Relocation project.
- If approved, the total cost of design services and construction is \$16,898,862.
- The city's design-build delivery method is in conformance with NC General Statute 143-128.1(a) and consistent with the Design-Build Institute of America best practices for progressive design-build.
- The project is anticipated to be completed by the first quarter of 2028.

Charlotte Business INclusion

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Small Business Participation

J. E. Dunn Construction Company has committed 1.95% (\$298,469) of the total contract amount to the following certified firm(s):

- Carolina Building Controls (SBE) (\$158,686) (HVAC)
- Carolina Custom Millwork (SBE) (\$69,425) (millwork)
- Farrers Fire Sprinkler (SBE) (\$56,918) (sprinkler)
- 3 Design Worx (SBE) (\$13,440) (HVAC)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - CMPD Hangar Relocation](#)

21. Ready Mix Concrete

Action:

- A. **Approve a unit price contract with the lowest responsive, responsible bidder Stevenson Weir Southern LLC for the purchase of ready-mix concrete for a term of one year, and**
- B. **Authorize the City Manager to renew the contract for up to three, one-year renewal terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Debbie Smith, Transportation

Alfred Oyoyo, Transportation

Explanation

- The Charlotte Department of Transportation is responsible for the maintenance of more than 2,500 miles of sidewalk, 32,000 accessible ramps and more than 1,000 signalized intersections.
- Ready-mix concrete is used in the maintenance, repair, and installation of sidewalks, curbs, gutters, driveways, traffic signal cabinet foundations, pedestrian signal foundations, and accessible ramps.
- On April 23, 2026, the city issued an Invitation to Bid; two bids were received.
- Stevenson Weir Southern LLC was selected as the lowest responsive, responsible bidder.
- 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 expenditures are estimated to be \$850,000.

Charlotte Business INclusion

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Small Business Participation

Contract goals were not established for this contract because there were no certified SBEs available within the city's database capable of performing the required work or providing the necessary goods. This determination was made based on a comprehensive search by CBI and relevant departments, utilizing the city's vendor registration system, relevant market research, and an assessment of the work required by the contract.

Fiscal Note

Funding: Powell Bill Fund

22. Construction Administration and Inspection Services at Mallard Creek Water Resource Recovery Facility

Action:

- A. Approve a unit price contract with CDM Smith, Inc. for construction administration and inspection services for a term of three years, and
- B. Authorize the City Manager to renew the contract for up to three, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

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

Explanation

- This contract will provide construction administration and inspection services at the Mallard Creek Water Resource Recovery Facility (WRRF) in Council District 4.
- Construction administration and inspection services are part of the Mallard Creek Solids Improvement Project and include coordinating or performing required testing, verifying that construction conforms to the approved drawings and specifications, documenting field conditions, and identifying any deviations from the approved design.
- On April 29, 2026, the city issued a Request for Qualifications (RFQ); one response was received.
- CDM Smith, Inc. is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Annual expenditures are estimated to be \$400,000.

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.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

23. Irwin Creek Water Resource Recovery Facility Stormwater System Improvements

Action:

Approve a contract in the amount of \$1,729,750 to the lowest responsive, responsible bidder Gilbert Engineering Company for the Irwin Creek Water Resource Recovery Facility Stormwater System Improvements 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 upgrade diesel-driven pumps to modern electrical pumps, supporting the Strategic Energy Action Plan, at the Irwin Creek Water Resource Recovery Facility (WRRF) in Council District 3.
- Irwin Creek WRRF operates a stormwater management system with pumps to remove stormwater from the facility during rain events.
- On August 4, 2026, the city issued an Invitation to Bid; two bids were received.
- Gilbert Engineering Company was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the second 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.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

24. Lee S. Dukes Water Treatment Plant Chemical Piping Replacement Project

Action:

Approve a contract in the amount of \$776,348 to the lowest responsive, responsible bidder Harper General Contractors for the Lee S. Dukes Water Treatment Plant Chemical Piping 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 chemical feed piping at Lee S. Dukes Water Treatment Plant (adjacent to Council Districts 3 and 4).
- The current chemical feed piping is approaching end of life.
- On July 21, 2026, the city issued an Invitation to Bid; one bid was received.
 - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over \$500,000 for water or sewer systems or facilities without receiving at least two competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than two competitive bids.
- On August 6, 2026, the city reissued the ITB; three bids were received.
- Harper General Contractors was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the third 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.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

25. McDowell Creek Water Resource Recovery Facility Clarifier and Headworks Improvements

Action:

Approve a contract in the amount of \$4,644,420 to the lowest responsive, responsible bidder M.B. Kahn Waterworks, LLC for the McDowell Creek Water Resource Recovery Facility Clarifier and Headworks Improvements project.

Staff Resource(s):

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

Explanation

- This contract is for construction services and rehabilitation of two primary clarifiers and improvements to the Headworks at McDowell Creek Water Resource Recovery Facility, located in the Town of Huntersville.
- Primary clarifiers are used in the second step of the wastewater treatment process, after initial screening, to remove solids from wastewater. The current mechanisms have reached end of service life.
- On June 26, 2026, the city issued an Invitation to Bid; six bids were received.
- M.B. Kahn Waterworks, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the second 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

26. Municipal Agreement for Relocation and Installation of Water Infrastructure along U.S. Highway 21

Action:

- A. Adopt a resolution authorizing the City Manager to negotiate and execute a municipal agreement with the North Carolina Department of Transportation for construction of water and sanitary sewer line relocations, adjustments, and improvements, and**
- B. Authorize the City Manager to approve the reimbursement request for the actual cost of the utility construction.**

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- This municipal agreement is for the relocation of water and sanitary sewer infrastructure located within the North Carolina Department of Transportation's (NCDOT) highway improvements project U-5771 located along U.S. Highway 21 from Arahova Drive to Holly Point Drive and within the limits of the Town of Huntersville (adjacent to Council District 4).
- As required by NCDOT's encroachment agreements, the city is financially responsible for the cost to relocate city-owned water and sanitary sewer lines within the state-maintained right-of-way.
- The city will reimburse NCDOT for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is \$8,096,050.64.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Resolution

Map

[Resolution - Relocation of infrastructure along US 21](#)

[Map - Relocation of infrastructure along US 21](#)

27. Paw Creek Sanitary Sewer Rehabilitation and Sanitary Sewer Diversion

Action:

Approve a contract in the amount of \$5,178,074.47 to the lowest responsive, responsible bidder North American Pipeline Management, LLC for the Paw Creek Sewer Rehabilitation and Sanitary Sewer Diversion 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 consists primarily of sanitary sewer rehabilitation of approximately 4,700 linear feet of sewer outfall with cured-in-place lining on Paw Creek from Old Dowd Road to Sam Wilson Road.
- Construction is needed to ensure the existing pipeline can accommodate the increased flow from Stowe Regional Water Resource Recovery Facility once it becomes operational.
- On June 23, 2026, the city issued an Invitation to Bid; three bids were received.
- North American Pipeline Management, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second 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.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

28. Sanitary Sewer Rehabilitation Program

Action:

- A. Approve a unit price contract with North American Pipeline Management, LLC for the Fiscal Year 2027 Sanitary Sewer Rehabilitation project for a term of one year, and**
- B. Authorize the City Manager to renew the contract for up to three, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water
Marion Sanders, Charlotte Water
Thomas Powers, City Attorney's Office

Explanation

- This contract will provide construction services to Charlotte Water for medium- to large-scale sanitary sewer repair, replacement, and rehabilitation projects.
- The work is necessary to maintain operational integrity of the sanitary sewer collection system. Charlotte Water will also be able to address structural issues as a preventative measure to reduce the potential for sanitary sewer overflows.
- On June 30, 2026, the city issued an Invitation to Bid; two responses were received.
- North American Pipeline Management, LLC was selected as the lowest responsive, responsible bidder.
- 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 expenditures are estimated to be \$6,688,583.24.

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

29. Valve Assessment Services

Action:

- A. Approve the purchase of valve assessment services from a cooperative contract,
- B. Approve a unit price contract with Hydromax USA, LLC for the purchase of valve assessment services for a term of three years under The Interlocal Purchasing System Cooperative Purchasing Contract #240501, and
- C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contract.

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- This contract will provide operational and maintenance services of approximately 93,447 valves throughout the Charlotte Water service area.
- Valve assessments are essential to support critical daily operations by helping to prevent main breaks, emergency shutoffs, and outages.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be \$1,000,000.

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

Cooperative purchasing contracts leverage contracts established by other governmental agencies and do not involve the city conducting a bidding process and are thus exempt from CBI Program goals. Subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

Fiscal Note

Funding: Charlotte Water Operating Budget and Capital Investment Plan

30. Water Main Infrastructure Construction

Action:

Approve a contract in the amount of \$7,587,389.70 to the lowest responsive, responsible bidder Fuller & Co. Construction, LLC for the FY27 Water Main Replacement project.

Staff Resource(s):

Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water
Marion Sanders, Charlotte Water
Thomas Powers, City Attorney's Office

Explanation

- This contract will provide construction services for water main replacement projects at ten project sites across the Charlotte Water service area:
 - Guilford Road Water Main Replacement, located in Council District 1;
 - Margate Avenue and Windham Place Water Main Replacement, located in Council District 1;
 - Bramble, Greenview, Westridge, Allenbrook, and Woodway Water Main Replacement, located in Council District 2;
 - Bucknell Place Water Main Replacement, located in Council District 6;
 - 1300-1400 Block of Ferncliff Road Water Main Replacement, located in Council District 6;
 - 1600 Block of Ferncliff Road Water Main Replacement, located in Council District 6;
 - Westminster Place Water Main Replacement, located in Council District 6;
 - Starbrook Drive and Wrentree Drive Water Main Replacement, located in Council District 6;
 - Sterling Road Water Main Replacement, located in Council District 6; and
 - Hillcrest Drive Water Main Replacement, located in Town of Huntersville.
- On June 26, 2026, the city issued an Invitation to Bid; six bids were received.
- Fuller & Co. Construction, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the fourth 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.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

31. Collective Storm Drainage Improvement Project Series W

Action:

- A. Approve a contract in the amount of \$2,665,653.43 to the lowest responsive, responsible bidder GS Construction, Inc. dba GS Construction Service, Inc. for the Collective Storm Drainage Improvement Project Series W, 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
Thomas Powers, City Attorney's Office

Explanation

- The contract is part of an ongoing program to provide repairs and/or improvements to storm drainage systems across the city.
- The contract will address storm drainage systems at:
 - 7211 Quail Meadow Lane in Council District 6, and
 - 10208 and 10209 Crestwood Drive in Council District 7.
- On July 10, 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 6, 2026, the city reissued the ITB; two bids were received.
- GS Construction, Inc. dba GS Construction Service, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first 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: Storm Water Capital Investment Plan

Attachment(s)

Map

[Map - SDIP Series W](#)

32. Professional Engineering Services for Surface Water Quality and Green Stormwater Infrastructure Projects

Action:

- A. Approve a unit price contract with Ardurra Group North Carolina for surface water quality improvement projects for a term of three years,
- B. Approve unit price contracts for green stormwater infrastructure projects for a term of three years with the following:
 - Hazen & Sawyer,
 - McAdams Company,
 - Tetra Tech Engineering PC, and
- C. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Robbey Zink, Storm Water Services

Explanation

- Storm Water Services constructs surface water quality enhancement and green stormwater infrastructure projects to remove pollutants from stormwater runoff before it is discharged into creeks. Many creeks do not meet state water quality standards, and these projects aim to improve surface water quality conditions.
- These contracts will be used to:
 - Evaluate the feasibility of and provide design services for surface water quality enhancement and green stormwater infrastructure projects, and
 - Support evaluations and improvements of existing city-owned stormwater control measures.
- On June 9, 2026, the city issued a Request for Qualifications (RFQ); 18 responses were received.
- The companies selected best meet the city's needs in terms of demonstrated competence and qualification of professional services in response to the RFQ 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 \$1,800,000.

Charlotte Business INclusion

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Small Business Participation

Action A

The city negotiates contract participation after the proposal selection process. Ardurra Group North Carolina has identified the following certified firm(s) to be utilized as project scopes are defined:

- Tidemark Land Services (SBE) (survey, easement plat prep)

Action B

The city negotiates contract participation after the proposal selection process. Each Prime has identified the following certified firm(s) to be utilized as project scopes are defined:

Hazen & Sawyer

- Habitat Assessment and Restoration Program Inc (SBE) (natural resources assessment)
- Survey & Mapping Control Inc. (SBE) (field survey and plats)
- Sweetwater Utility Exploration LLC (SBE) (subsurface utility exploration)

McAdams Company

- The Survey Company Inc. (SBE) (surveying support)

Tetra Tech Engineering PC

- Carolinas Geotechnical Group PLLC (SBE) (geotechnical engineering)

Fiscal Note

Funding: Storm Water Capital Investment Plan

33. Severn-Tyndale Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$10,774,995 to the lowest responsive, responsible bidder Sealand Contractors Corp. for the Severn-Tyndale Storm Drainage Improvement Project, 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

Thomas Powers, City Attorney's Office

Explanation

- This project will replace aging infrastructure and reduce flooding in the area bordered by Meadston Lane to the north, Chandworth Road to the south, Lovell Circle to the east, and Rhodes Avenue to the west in Council District 6.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, and asphalt grading.
- On July 7, 2026, the city issued an Invitation to Bid; six bids were received.
- Sealand Contractor Corp. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second 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.

Fiscal Note

Funding: Storm Water Capital Investment Plan

34. Airport and CATS Transit Buses

Action:

- A. Approve the purchase of transit buses from cooperative contracts,
- B. Approve unit price contracts with the following vendors for the purchase of transit buses for a term of two years under Washington State Department of Enterprise Services contract #04824:
- Gillig LLC,
 - Model 1 Commercial Vehicles Inc.,
 - Motor Coach Industries,
 - New Flyer of America Incorporated, and
- C. Authorize the City Manager to extend the contracts for additional terms as long as the cooperative contracts are in effect at prices and terms that are the same or more favorable than those offered under the cooperative contracts.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Brent Cagle, CATS

Elizabeth Presutti, CATS

Explanation

- The city's Aviation and Charlotte Area Transit System (CATS) departments own and operate approximately 481 transit buses, which must be replaced when they have reached their end of useful life.
- Aviation provides bus service for passengers and employees to and from airport-operated parking facilities, and CATS provides fixed-route and paratransit bus services throughout the city.
- These contracts will provide for the purchase of an estimated ten heavy-duty transit buses, 35 fixed-route buses, and eight paratransit buses annually.
- The contract also provides for the acquisition of both hybrid and electric buses, which supports the city's Strategic Energy Action Plan.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Aviation annual expenditures are estimated to be \$10,000,000.
- CATS annual expenditures for fixed route buses are estimated to be \$47,165,614.
- CATS annual expenditures for STS Buses are estimated to be \$2,640,000.
- Consistent with Section 1.01(c)(ii)(A) of the Primary Interlocal Agreement between the Metropolitan Public Transportation Authority (MPTA) and the city dated June 22, 2026, the MPTA Executive Committee reviewed this CATS Material Contract Action and did not request further review.

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

Cooperative purchasing contracts are exempt from CBI Program goals, as these agreements leverage

contracts established by other governmental agencies and do not involve a competitive bidding process within the city. Furthermore, subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

Fiscal Note

Funding: Aviation Capital Investment Plan and CATS Capital Investment Plan

35. CATS Blue Line Track Reprofilng Services

Action:

- A. Approve a contract with Loram Maintenance of Way, Inc. for rail track reprofiling for a term of five years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Brent Cagle, CATS

Gary Lee, CATS

Explanation

- This contract will include rail grinding and reprofiling services to restore rail profile, remove surface defects, improve wheel-rail interface performance, extend rail life, and reduce noise and vibration along the rail network.
- On March 5, 2026, the city issued a Request for Proposals (RFP); two responses were received.
- Loram Maintenance of Way, Inc. best meets the city's needs in terms of qualifications, experience, project approach, 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.
- Total contract expenditures are estimated to be \$650,000.
- Consistent with Section 1.01(c)(ii)(A) of the Primary Interlocal Agreement between the Metropolitan Public Transportation Authority (MPTA) and the city dated June 22, 2026, the MPTA Executive Committee reviewed this Material Contract Action and did not request further review.

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: CATS Operating Budget

36. CATS Bus Operations Wheelchair Lift Parts

Action:

- A. Approve unit price contracts for the purchase of wheelchair lift parts for a term of three years with the following:
- Neopart Transit LLC,
 - The Aftermarket Parts Company, LLC dba NFI Parts, and
- B. Authorize the City Manager to renew the contracts for up to two, one-year renewal terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):

Brent Cagle, CATS

Elizabeth Presutti, CATS

Gary Lee, CATS

Explanation

- These contracts will provide wheelchair lift parts for the maintenance of the Charlotte Area Transit System (CATS) bus fleet.
- On May 12, 2026, the city issued an Invitation to Bid; two bids were received.
- Neopart Transit LLC and The Aftermarket Parts Company, LLC dba NFI Parts were selected as the lowest responsive, responsible bidders.
- 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 \$112,482.
- Consistent with Section 1.01(c)(ii)(A) of the Primary Interlocal Agreement between the Metropolitan Public Transportation Authority (MPTA) and the city dated June 22, 2026, the MPTA Executive Committee reviewed this Material Contract Action and did not request further review.

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 there were no certified SBEs available within the city's database capable of performing the required work or providing the necessary goods. This determination was made based on a comprehensive search by CBI and relevant departments, utilizing the city's vendor registration system, relevant market research, and an assessment of the work required by the contract.

Fiscal Note

Funding: CATS Operating Budget

37. CATS Light Rail Vehicle and Streetcar Brake Pads and Discs

Action:

- A. **Approve unit price contracts for the purchase of light rail vehicle and streetcar brake pads and discs for a term of three years with the following:**
- **Hi-Tec Enterprises,**
 - **Siemens Mobility 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):

Brent Cagle, CATS

Gary Lee, CATS

Explanation

- The Charlotte Area Transit System (CATS) operates light rail vehicles (LRVs) and streetcars to provide transit service on the Blue Line and Gold Line, respectively.
- The parts that are being purchased under this contract are for replacement parts and inventory stock spares required to maintain the LRVs and Streetcars.
- On June 10, 2026, the city issued an Invitation to Bid; two bids were received.
- Hi-Tec Enterprises and Siemens Mobility Inc. were selected as the lowest responsive, responsible bidders.
- 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 \$617,416.
- Consistent with Section 1.01(c)(ii)(A) of the Primary Interlocal Agreement between the Metropolitan Public Transportation Authority (MPTA) and the city dated June 22, 2026, the MPTA Executive Committee reviewed this Material Contract Action and did not request further review.

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 there were no certified SBEs available within the city's database capable of performing the required work or providing the necessary goods. This determination was made based on a comprehensive search by CBI and relevant departments, utilizing the city's vendor registration system, relevant market research, and an assessment of the work required by the contract.

Fiscal Note

Funding: CATS Operating Budget

38. CATS Streetcar Onboard Energy Storage Systems

Action:

- A. Approve the purchase of onboard energy storage systems by the sole source exemption,**
- B. Approve a contract with Siemens Mobility Inc. for the purchase of onboard energy storage systems for a term of three years, and**
- C. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Brent Cagle, CATS

Gary Lee, CATS

Sole Source Exemption

- NC General Statute Section 143-129(e)(6) provides that formal bidding requirements do not apply when:
 - Performance or price competition are not available;
 - A needed product is available from only one source or supply; or
 - Standardization or compatibility is the overriding consideration.
- Sole sourcing is necessary for this contract because standardization and compatibility are the overriding consideration.
- City Council approval is required for any purchases made under the sole source exception.

Explanation

- The Onboard Energy Storage System (OESS) is a roof-mounted battery system that stores electrical energy, enables operation in designated off-wire segments, and improves energy efficiency by capturing regenerative braking energy.
- The OESS captures and stores energy generated during vehicle braking and supplements traction power during operation, reducing electrical demand on the transit power distribution system and improving overall energy efficiency.
- Replacement of existing original equipment manufacturer equipment helps maintain the reliability, safety, and operational performance of the streetcars.
- 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 expenditures are estimated to be \$1,369,515.
- Consistent with Section 1.01(c)(ii)(A) of the Primary Interlocal Agreement between the Metropolitan Public Transportation Authority (MPTA) and the city dated June 22, 2026, the MPTA Executive Committee reviewed this Material Contract Action and did not request further review.

Charlotte Business INclusion

Sole source contracts are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process and do not present opportunities for subcontracting. Sole sourcing was required for this contract because standardization and compatibility are the overriding consideration. This aligns with what is required by North Carolina State Statute § 143-129(e)(3).

Fiscal Note

Funding: CATS Capital Investment Plan

39. Airport Facility Lease - 4821 Express Drive

Action:

- A. Approve a five-year lease with Delta Air Lines, Inc. for an office and warehouse facility at 4821 Express Drive, and
- B. Authorize the City Manager to amend and extend the lease for up to five, one-year terms consistent with the purpose for which the lease was approved.

Staff Resource(s):

Haley Gentry, Aviation

Ted Kaplan, Aviation

Explanation

- Delta Air Lines, Inc. is a signatory air carrier providing passenger service at the Airport. To support its operations, Delta conducts in-house maintenance of its ground service equipment and intends to occupy an Airport facility for this purpose.
- Delta currently leases this on-Airport facility to support their operation and wishes to renew the lease following the expiration of the current term.
- The leased area consists of 6,305 square feet of warehouse space and 2,148 square feet of office space at 4821 Express Drive.
- Terms of the lease include:
 - Annual rent of \$59,579, and
 - Rent escalations of three percent per year to support the Airport's federal requirement of remaining self-sustaining.

Fiscal Note

Funding: Revenues from this lease will be deposited into the Aviation Operating Budget

40. Airport Landscape Maintenance Services

Action:

- A. Approve a contract with Bland Landscaping Company Inc. for landscape maintenance services for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- Aviation owns and maintains approximately 6,000 acres of land, which require routine landscaping and maintenance.
- This contract will provide landscape maintenance services for Airport Zones 2 and 3, which consist of employee and long-term parking areas, the Airport Overlook, and roadways located on Airport property, including portions of Billy Graham Parkway, West Boulevard, Wallace Neel Road, and Tuckaseegee Road.
- Specific work includes grounds maintenance, tree and shrub pruning, flower bed maintenance, weed control, litter and debris removal, irrigation maintenance and operation, fire ant control, fence line clearing, and detention pond maintenance.
- On June 4, 2026, the city issued a Request for Proposals (RFP); 10 responses were received.
- Bland Landscaping Company Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Annual expenditures are estimated to be \$1,000,000.

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

The city negotiates contract participation after the proposal selection process. Aviation staff will continue working with Bland Landscaping Company Inc. throughout the life of the contract to identify qualified SBE firms and pursue opportunities for SBE participation as they become available.

Fiscal Note

Funding: Aviation Operating Budget

41. Airport Planning and Architectural Consultation Services

Action:

- A. Approve contracts for planning consultation services for a term of five years with the following:
- AECOM Technical Services of North Carolina, Inc.,
 - Landrum & Brown, Incorporated,
 - Ricondo & Associates, Inc.,
 - RS&H Architects-Engineers-Planners, Inc.,
 - HNTB North Carolina, P.C.,
- B. Approve contracts for architectural consultation services for a term of five years with the following:
- C Design Inc.,
 - GS-NC P.C.,
 - M. Arthur Gensler Jr. & Associates, Inc.,
 - Perkins + Will North Carolina, Inc.,
 - RS&H Architects-Engineers-Planners, Inc.,
 - The Wilson Group Architects, PA, and
- C. Authorize the City Manager to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Background

- Aviation requires professional planning consultation services to support long-term master planning, strategic planning, environmental planning, and sustainability efforts.
- Services are engaged on an as-needed basis and pricing is based on the scope of the request.

Explanation

Action A

- Planning consultation services may include all aspects of airport planning, including but not limited to airfield, airspace, terminal, landside, environmental, financial, surface transportation, land use, noise, and the Capital Improvement Program.
- On May 29, 2026, the city issued a Request for Qualifications (RFQ); nine responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFQ requirements.
- Annual aggregate expenditures are estimated to be \$2,500,000.

Action B

- Architectural consultation services may include all aspects of building design to support Airport campus infrastructure and associated mechanical, electrical, and plumbing systems.
- On June 1, 2026, the city issued a Request for Qualifications (RFQ); 17 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFQ requirements
- Annual aggregate expenditures are estimated to be \$2,500,000.

Charlotte Business INclusion/Disadvantaged Business Enterprise

The planning consultation and architectural consultation services contracts are task-order based. Locally funded task orders will be subject to Charlotte Business Inclusion (CBI) program compliance. Federally funded task orders will be subject to Disadvantaged Business Enterprise (DBE) program compliance.

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

The city negotiates small business contract participation after the proposal selection process. On these contracts, the Prime consultants have each identified the following certified firm(s) to be utilized:

Action A

- AECOM Technical Services of North Carolina, Inc.
 - Hubpoint Strategic Advisors, LLC (SBE) (cargo and logistics planning)
- Landrum & Brown, Incorporated
 - Richa Graphics (SBE) (printing, graphics, documentation)
- Ricondo & Associates, Inc.
 - John Davenport Engineering, Inc. (transportation engineering)
 - Richa Graphics (SBE) (reproduction services)
- RS&H Architects-Engineers-Planner, Inc.
 - Carolina Wetland Services, Inc. (SBE) (environmental permitting, testing, and mitigation)

Action B

- C Design Inc.
 - Boyle Consulting Engineers (SBE) (hazardous materials testing, abatement design)
 - Hartranft Lighting Design (SBE) (lighting design)
 - Lawrence Associates, P.A. (SBE) (surveying, controls)
- GS-NC P.C.
 - DAWA, Inc. (SBE) (signage)
 - Hartranft Lighting Design (SBE) (lighting design)
- M. Arthur Gensler Jr. & Associates, Inc.
 - On-Spec Engineering (SBE) (geotechnical engineering)
 - Quality Consulting Engineers (SBE) (electrical engineering, low-voltage engineering)
- Perkins + Will North Carolina, Inc.
 - Hartranft Lighting Design (SBE) (lighting design)
 - BREE & Associates, Inc. (SBE) (cost estimation)
- RS&H Architects-Engineers-Planners, Inc.
 - High Performance Building Solutions (SBE) (building commissioning)
 - SikesDesign, PLLC (SBE) (landscape architecture)
- The Wilson Group Architects, PA
 - Hartranft Lighting Design (SBE) (lighting)
 - Saber Engineering, P.A. (SBE) (mechanical and electrical engineering)

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: Aviation Capital Investment Plan

42. Aviation Underground Storage Tank Consulting and Remediation Services

Action:

- A. Approve a contract for up to \$3,000,000 with Hart & Hickman PC for underground storage tank consulting and remediation services, and
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- In 2019, a petroleum product was discovered seeping into a Taggart Creek tributary. A thorough investigation determined the source to be leaking aircraft fueling systems at the General Aviation Fuel Farm.
- Recovery activities to remove the fuel from the Taggart Creek tributary began immediately, and a corrective action plan was submitted to and approved by the North Carolina Department of Environmental Quality (NCDEQ) to remediate the site.
- This contract will provide continued environmental consulting, engineering, and remedial services to address the presence, recovery, monitoring, and assessment of contaminants resulting from the leak as required by NCDEQ.
- On June 8, 2026, the city issued a Request for Qualifications (RFQ); five responses were received.
- Hart & Hickman PC is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- The authorization amount reflects Aviation's reasonable estimate of costs through completion of remediation and receipt of NCDEQ signoff.

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

The city negotiates contract participation after the proposal selection process.

Hart & Hickman PC has committed 0.33% (\$10,000) of the total contract amount to the following certified firm:

- Enviro-Equipment, Inc. (SBE) (\$10,000) (specialized equipment rental and remediation equipment sales)

Aviation staff will continue working with Hart & Hickman PC throughout the life of the contract to identify qualified SBE firms and pursue opportunities for SBE participation as they become available.

Fiscal Note

Funding: Aviation Operating Budget

43. Refund of Property Taxes

Action:

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$2,646.91.

Staff Resource(s):

Matt Hastedt, Finance

David Browne, Finance

Explanation

- Mecklenburg County notified and provided the city the list of Property Tax refund due to clerical or assessment error.

Attachment(s)

Resolution

Taxpayers and Refunds Requested

[Resolution - Refund of Property Taxes 09.14.2026](#)

[List of Taxpayers 09.14.2026](#)

44. Set a Public Hearing on the Hajoca Building Historic Landmark Designation

Action:

Adopt a resolution setting a public hearing for October 26, 2026, to consider historic landmark designation for the property known as the "Hajoca Building" also known as the Fowler Building (parcel identification number 123-041-09).

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):

Stewart Gray, Historic Landmark Department Director

Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Staff Resource(s):

Erin Chantry, Planning, Design, and Development

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Hajoca Building, also known as the Fowler Building, as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Hajoca Building is located at 1447 South Tryon Street in Council District 3.
- Designation of this property could significantly contribute to its long-term preservation.
- The Hajoca Building is listed under parcel identification number 123-041-09, and the recommended designation would include the interior and exterior of the building and the land listed under tax parcel number 123-041-09.
- The property is zoned TOD-UC.
- The property is owned by 1447 South Tryon LLC.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$10,559.43 for the City of Charlotte taxes and \$17,756.42 for Mecklenburg County taxes.

Attachment(s)

Information Sheet

Resolution

[Info Sheet - Hajoca Building HLD](#)

[Resolution - PH on Hajoca Building HLD](#)

CONSENT - PROPERTY TRANSACTIONS**45. Aviation Property Transactions - 8212 Douglas Drive**

Action: Approve the following acquisition: 8212 Douglas Drive

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, and/or Federal Transit Administration Reimbursement.

Project: Steeleberry Acres

Program: Voluntary Program

Owner(s): Tina Jane DaSilva

Property Address: 8212 Douglas Drive-

Total Parcel Area: 30,404.88 sq. ft. (0.698 ac.)

Property to be acquired by Fee Simple: 30,404.88 sq. ft. (0.698 ac.)

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A (ANO)

Use: Single-family Residential

Parcel Identification Number(s): 141-224-07

<https://polaris3g.mecklenburgcountync.gov/pid/14122407>

Purchase Price: \$443,000 and all relocation benefits in compliance with Federal, State, or Local Regulations

Council District: 3

46. Aviation Property Transactions - 8532 Steeleberry Drive

Action: Approve the following acquisition: 8532 Steeleberry Drive

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, and/or Federal Transit Administration Reimbursement.

Project: Steeleberry Acres

Program: Voluntary Program

Owner(s): Marcus Reed

Property Address: 8532 Steeleberry Acres

Total Parcel Area: 86118.12 sq. ft. (1.977 ac.)

Property to be acquired by Fee Simple: 86,118.12 sq. ft. (1.977 ac.)

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A (ANO)

Use: Single-family residential

Parcel Identification Number(s): 141-103-11

<https://polaris3g.mecklenburgcountync.gov/pid/14110311>

Purchase Price: \$490,000 and all relocation benefits in compliance with Federal, State, or Local Regulations

Council District: 3

Adjournment

REFERENCES

47. 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.

48. 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.