AGENDA

Meeting Type:	B
Date:	08/23/99

City of Charlotte, City Clerk's Office

Office Copy

Mayor Patrick McCrory *Mayor Pro Tem Lynn Wheeler*

Rod Autrey
Charles Baker
Patrick Cannon
Malachi Greene
Mike Jackson
Nasif Rashad Majeed
Don Reid
Al Rousso
Tim Sellers
Sara Spencer

Council Agenda

CITY COUNCIL MEETING
Monday, August 23, 1999

5:00 p.m.

Conference Center
Dinner Briefing
(See Table of Contents)

6:30 p.m.

Meeting Chamber
- **Invocation**
- **Pledge of Allegiance**
- **Citizens Forum**

7:00 p.m.

- **Awards and Recognitions**
- **Formal Business Meeting**

1999 Council Retreat Priorities

Top Priorities for 1999

Transportation Plan

Policing Evaluation and Direction

State Roads Action: Increased Funding

Transit Plan and 1/2¢ Sales Tax: Implementation

West Side Strategic Plan Implementation

High Priorities for 1999

Corridor Plan

Planning for the City: The Economic Development and the Center City Plan

Court System: Expansion

Business Retention Strategy and Action Plan

Community Strategic Plan for Housing

Neighborhood/Business Revitalization Strategy

Eastside Strategic Plan

CITY COUNCIL AGENDA

Monday, August 23, 1999

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5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

6:30 P.M. CITIZENS FORUM
MEETING CHAMBER

7:00 P.M. AWARDS AND RECOGNITIONS
MEETING CHAMBER

CONSENT

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18. Various Bids

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5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. 2010 Center City Plan Update

Resource: Richard Heapes

Time: 15 minutes

2. Disposition of the Old Convention Center

Staff: Tom Flynn

Time: 25 minutes

Attachment 1

3. Proposed Children's Services Building

Resources: Peggy Eagan, Relatives
Tom Flynn

Time: 20 minutes

Attachment 2

4. New Federal DOT Regulations:
Disadvantaged Business Enterprise

Staff: Jerry Orr
Bob Hagemann

Time: 20 minutes

Attachment 3

5. **General Airport Revenue Bonds Financing**

Staff: Jerry Orr
Richard Martin

Time: 10 minutes

Attachment 4

6. **Committee Reports by Exception**

Public Safety Committee: Sexually Oriented Businesses Ordinance

6:30 P.M. CITIZENS FORUM

7:00 P.M. AWARDS AND RECOGNITIONS MEETING CHAMBER

CONSENT

7. **Consent agenda items 18 through 35 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Vi Alexander Lyles

PUBLIC HEARING

8. Public Hearing to Close a Portion of Bannington Road

Action:

A. Conduct a public hearing to abandon a portion of Bannington Road; and

B. Adopt the resolution to close.

Staff Resource: Scott Putnam

Policy: To abandon right-of-way that is no longer needed for public use.

Explanation: North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way request and requests this action in accordance with the statute.

Petitioner:
Fairfield Financial/Carmel Valley II, LLC

Right-Of-Way to be abandoned:
A portion of Bannington Road

Location:
The northern portion of the cul-de-sac

Reason:
This action eliminates the existing cul-de-sac and extends Bannington Road to Carmel Commons Boulevard. Subdivision plans have been approved by the City and the residual right-of-way will be incorporated into adjacent property owned by the petitioner.

Notification:
In accordance with City Policy, the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies and City Departments for review.

Adjoining property owners - No objection
Neighborhood Associations - No objection

- Carmel Chase HOA, Inc.
- Carmel Station Garden Club
- Sturnbridge HOA
- Carmel Forest Association
- Shadowlake Neighborhood Assoc.

Private Utility Companies - No objection

Review by **City Departments** has identified no apparent reason this closing would:

1. Be contrary to the public interest; or
2. Deprive any individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in the statutes.

Attachment 5
Map

POLICY

9. City Manger's Report

10. Sexually Oriented Businesses Ordinance

Action: **Adopt an Ordinance Amending Chapter 6 of the Charlotte City Code Entitled "Businesses and Trades" to add a new Article X., "Sexually Oriented Businesses".**

Committee Chair: Don Reid

Staff Resource: Mac McCarley

Focus Area: Public Safety

Explanation:

- In response to a Council request last fall, the City Attorney convened a Sexually Oriented Businesses Task Force to identify public safety and community problems related to sexually oriented businesses and to develop recommended solutions to those problems. The Task Force included representatives from the City Attorney's Office, the Police Department, the District Attorney's Office, the Planning Commission Staff, the Zoning Administrator's Office, the ABC Law Enforcement agency, and the County Attorney.

- The Task Force identified four major problems:

  1. "VIP" rooms in adult live entertainment businesses present opportunities for illegal conduct (i.e. indecent exposure and prostitution) that is difficult for law enforcement to detect.

  2. The configuration and operation of peep booth businesses affords opportunities for illegal conduct and conduct that poses public health risks to occur.

  3. "Lingerie modeling" and similar businesses are not legitimate businesses but instead are fronts for prostitution and other illegal conduct.

4. It is often difficult to identify and hold the proper persons responsible for the illegal operation and conduct of sexually oriented businesses.

- In response to these problems, the proposed ordinance would:

1. Establish comprehensive sexually oriented businesses licensing and inspection requirements, including provisions for the suspension and revocation of licenses when warranted.

2. Eliminate VIP rooms in adult live entertainment businesses and require that all adult live entertainment occur in the presence of more than one patron and at least one employee other than the entertainer and in areas that are easily observable by law enforcement.

3. Require "open booths" in peep show businesses so that the conduct of patrons in peep show booths is observable by other patrons, management, and law enforcement.

4. Regulate the operation of "clothing modeling" and the conduct of models so that such businesses cannot be used as a front for prostitution and other illegal activity.

5. Prohibit the employment or presence of minors under the age of eighteen at sexually oriented businesses.

Committee Discussion:

- Council's Public Safety Committee met three times to consider the proposed ordinance. Revisions to the ordinance were made to address Committee members' concerns and in response to comments received from the industry.

- On August 11, the Committee voted 3-0 (Reid, Cannon and Majeed) to recommend that Council adopt the ordinance. Councilmembers Sellers and Wheeler were absent from the August meeting but did participate in the discussion and consideration of the ordinance at earlier committee meetings.

Attachment 6

11. Metropolitan Transit Commission Request to Expand and Transition the City's Transit Services Advisory Committee

Action: **Approve the Metropolitan Transit Commission's recommendation to expand and transition the City's Transit Services Advisory Committee.**

Committee Chair: Sara Spencer

Staff Resource: Bill Carstarphen
Interim Chief Transit Official

Focus Area: Transportation

Explanation:

- Recognizing that the City of Charlotte's existing Transit Services Advisory Committee has a wealth of experience and expertise in dealing with transit operational issues, the MTC recommends using an expanded version of this group to advise on operational issues.

- The MTC proposes to expand the Committee by adding seven additional members, one appointed by the County and each Town, to the seven members appointed by the City. At some point in the future, the MTC will recommend a permanent reorganization of the Committee with a more equitable allocation of the appointments.

- The MTC is asking the City Council to approve the expansion and transition of the Committee since it is an existing City Committee.

- At its July 28, 1999 meeting, the Metropolitan Transit Commission approved the attached

recommendations for citizen input opportunities on transit matters. The approved recommendations provide for the organization, role and responsibilities of the Citizens Transit Advisory Group (CTAG) that is established by the transit interlocal agreement, as well as Corridor Committees and the Transit Services Advisory Committee. The MTC also specified the relationship of these citizen groups to the MTC.

- Upon expansion, appointments would be as follows:

City Council	5
Mayor	2
Towns	6
County	1
Total	14

- The current Transit Services Advisory Committee consists of the following members:

Council Appointees:
- James E. Blank
- Stephany Dickey
- Linette P. Fox
- Mark C. Loflin (Chair)
- Theodore G. White III

Mayor Appointees:
- Mary L. Klattenhoff
- Walter Stone

Attachment 7

BUSINESS

12. General Airport Revenue Bonds Financing

Action: **Approve a resolution authorizing the issuance of up to $200,000,000 in General Airport Revenue Bonds for the purpose of funding projects approved in the Airport Master Plan.**

Staff Resources: Richard Martin and Jerry Orr

Focus Group: Economic Development

Explanation:

- Capital projects at the Airport are funded by a combination of long term debt (General Airport Revenue Bonds) and federal/state grants. The Airport has issued no new debt since 1988 and currently has $196 million in outstanding debt.

- The General Airport Revenue Bonds will fund:

  - $80,000,000: Acquisition of 1,400 acres of land approved by Council on April 28, 1997 in the 1997 Master Plan. ($20,000,000 will be long term/permanent financing and $60,000,000 will be short term bonds to be repaid from the proceeds of future FAA grants.)

  - $30,000,000: Construction of a US Airways Club, additional concession space in the terminal, the Part 150 Program, and reimburse several airfield projects previously completed.

  - $65,000,000: Construction of a three-gate expansion to the A-Concourse, seven-gate expansion of the D-Concourse (including 2 new international gates), expansion of the international arrivals area, and construction of a new E-Concourse to include 21 commuter aircraft gates.

  - Council will consider the exact amount of

this financing at a future date. The difference of $25 million between the resolution and the total for the listed projects is necessary for issuance expense and provides some flexibility in planning.

- The resolution provides the following:
  - Authorization to submit an application to the Local Government Commission for approval of Airport Revenue Bonds, Series 1999, and certain related matters
  - Authorization for officials of the Finance Key Business Unit to file the application
  - Appointment of the financing team and trustee
  - Authorization for City officials to take necessary steps to complete the bond sale
  - Authorization to publish notice of a Public Hearing
- The next step will be for Council to approve the actual bond order sometime before November.
- The Airport Advisory Committee recommends this action.

13. Council Retreat Dates

Action: Approve the dates for the December 1999 and February 2000 Mayor and Council Retreats.

Explanation:

- The Mayor and Council traditionally hold a one day priority setting retreat in December of each year, and a three day strategic planning retreat in January or February.
- This action puts the following dates on Council's official calendar and allows staff to make retreat arrangements.

- December 10, 1999 - One day retreat (in town)

- February 10-12, 2000 - Annual retreat (location to be determined)

14. Nominations to Boards and Commissions

A. **MAYOR'S INTERNATIONAL CABINET**
Make nominations for two positions to fill unexpired terms. One will replace Verna Lo who has moved out of town, and whose term expires February 2001. The other will replace Paulette Beatty who has missed three consecutive meetings and whose term expires February 2002.

Attachment 8

B. **WEST CHARLOTE BUSINESS INCUBATOR, INC. (WCBI)**
Nominate a citizen to fill one position for two years to provide management oversight and control of the WCBI operations.

Attachment 9

C. **CITIZENS TRANSIT ADVISORY GROUP**
When Council made its CTAG nominations in April, the MTC had not fully developed the role and responsibilities of that committee. Now that the role and responsibilities have been defined, Council may wish to re-open nominations. Two individuals will be appointed to a two-year term (ending June 2001). On April 12, Council made the following nominations.

1. Peter Ackling, nominated by Councilmembers Cannon & Wheeler
2. Dean Bartlett, nominated by Councilmember Autrey
3. Robert Bischoff, nominated by Councilmember Rousso
4. John F. "Pete" Bleynat, nominated by Councilmember Cannon
5. Mike Castano, nominated by Councilmember Reid

6. Mark Cramer, nominated by Councilmember Autrey
7. John Greer, nominated by Councilmember Baker
8. Clay Grubb, nominated by Councilmember Jackson
9. Rich Hood, nominated by Councilmember Jackson
10. Mark Loflin, nominated by Councilmember Spencer
11. Jerry Reese, nominated by Councilmember Rousso
12. John "Whit" Wilkes, nominated by Councilmember Spencer

Attachment 10

15. Appointments to Boards and Commissions

Action: **Vote on the blue paper ballots and give to the City Clerk at dinner so she may announce the results at this point in the meeting.**

A. **AIRPORT ADVISORY COMMITTEE**
One three year term beginning August 1999. Bill Covington is not eligible to be reappointed.

1. Linda Ashendorf by Councilmember Spencer
2. Frank Gilreath by Councilmembers Cannon & Reid

Attachment 11

B. **CITIZENS OVERSIGHT COMMITTEE FOR CABLE TELEVISION**

Two appointments beginning immediately to fill unexpired terms ending March 2000. Paul Parker and Sandra Staton have resigned

1. Curtis McLeod by Councilmember Cannon
2. Alexander Petok by Councilmember Reid

Attachment 12

C. **CLEAN CITY COMMITTEE**

Nominate and appoint one citizen to fill a position beginning immediately and ending June 2000. Marty Campbell has resigned.

Attachment 13

D. **COMMUNITY RELATIONS COMMITTEE**

One position beginning immediately and ending July 2001. Padam Dhakad has resigned.

1. Josh Hawn by Councilmember Jackson
2. Louise Shackleford by Councilmember Cannon

Attachment 14

16. Fill At-Large Council Vacancy

Action: **Appoint a qualified individual to fill the At-Large Council vacancy created by the resignation of former Councilmember Al Rousso.**

Explanation:

- State law provides that a vacancy that occurs in an elective office shall be filled by appointment by the City Council. The appointed successor will serve the remainder of the term.

- Required criteria under State law:

  - be a registered voter
  - 21 years of age or older
  - not a disqualified felon
  - same party as resigning member (registered Democrat to replace Al Rousso)

- On July 19, 1999 the Council adopted a schedule for filling this vacancy. Applications were accepted from June 29 to July 26, and on July 26 candidates were allowed to make three-minute presentations to the City Council. The schedule calls for a Council vote to fill the vacancy at the August 23 meeting.

Attachment 15
Applications received by the City Clerk

17. Closed Session

Action: **Adopt a motion to hold a Closed Session pursuant to N.C.G.S. § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.**

Introduction to CONSENT

The consent portion of the agenda is divided into two sections: Consent I and Consent II.

Consent I consists of routine items that have been approved in the budget, are low bid, and have met MWBD criteria.

Consent II consists of routine items that have also been approved in the budget, but may require additional explanation.

Minority and Women Business Development Program (MWBD) Abbreviations:
BBE - African American
ABE - Asian American
NBE - Native American
HBE - Hispanic
WBE - Non-Minority Women

Contractors and Consultants
All contractors and consultants selections follow the Council approved process unless explained otherwise.

CONSENT

18. Various Bids

A. Water and Sewer Main Construction - FY99 Contract #4 - Street Main Extensions **CMU**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $800,396.20 by McDaniel Construction Contractors, Inc. of Bostic, North Carolina. This project provides water and sewer mains and related devices at various locations throughout Mecklenburg County.

MWBD Status:	Amount	% of Project	Project Goals
WBE	$800,396.20	100%	6%

MWBD Compliance: Yes. McDaniel is a certified WBE and can self-perform.

B. Water and Sewer Main Construction - FY99 Contract #6 - Street Main Extensions **CMU**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $906,886.20 by McDaniel Construction Contractors, Inc. of Bostic, North Carolina. This project provides water and sewer mains and related devices at various locations throughout Mecklenburg County.

MWBD Status:	Amount	% of Project	Project Goals
WBE	$906,886.20	100%	6%

MWBD Compliance: Yes. McDaniel is a certified WBE and can self-perform.

C. Water and Sewer Main Construction - FY00 Contract #7 - Street Main Extensions **CMU**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $782,914.70 by R. H. Price, Inc. of Charlotte, North Carolina. This project provides water and sewer mains and related devices at various locations throughout Mecklenburg County.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$1,000.00	.13%	5%
HBE	$0.00	0%	2%
ABE	$0.00	0%	2%
NBE	$1,000.00	.13%	2%
WBE	$780,914.70	99.74%	6%

MWBD Compliance: Yes. R. H. Price is a certified WBE and has made a good faith effort.

D. Plasma Mass Spectrometer **CMU**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $138,200 by Spectro Analytical, Inc. of Fitchburg, MA. A plasma mass spectrometer analyzes trace metals in a wide range of environmental samples and sample types, including water and soils.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	0%
WBE	$0	0%	0%

MWBD Compliance: Yes. Spectro will self-perform.

E. Concrete Water Meter Boxes — CMU

Recommendation: The Charlotte-Mecklenburg Utility Director recommends a unit price contract for concrete water meter boxes to OldCastle Precast, Inc. of Concord, North Carolina. Purchases are anticipated subject to appropriations by City Council and identified needs. The total estimated FY2000 expenditures for the meter boxes is $131,891. The contract is for one year with an option to renew for two extensions of one year each.

MWBD Compliance: Yes. One bid was received from a WBE firm.

F. Irwin Creek Flow Equalization Facilities — CMU

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low combined multi-prime bids of $10,112,880 be accepted. This contract includes all work necessary to construct a 35 million gallon, two-cell storage basin, an 85 mgd equalization pump station, a grit settling chamber, various underground meter and valve vaults, diversion structures, piping, electrical, instrumentation, paving, and associated work.

General
Pizzagalli Construction Company of South Burlington, Vermont for the bid amount of $8,288,410

Electrical
Robertson Controls, Inc. of Shelby, North Carolina for the bid amount of $1,824,470

MWBD Status: General – Pizzagalli Construction

MWBD Status:	Amount	% of Project	Project Goals
BBE	$46,000	1%	5%
WBE	$390,000	5%	5%

MWBD Compliance: Yes. Pizzagalli met the good faith effort requirements.

MWBD Status: Electrical – Robertson Controls

MWBD Status	Amount	% of Project	Project Goals
HBE	$300,000	16%	1%

MWBD Compliance: Yes. Robertson met the good faith effort requirements.

G. McAlpine Creek Wastewater Management Facility - Chlorine Contract Lagoon Modifications

CMU

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low single prime bid of $7,455,559.44 by State Utility Contractor, Inc. of Monroe, North Carolina. This contract includes all work necessary to construct a chlorine contact basin in the existing chlorine contact lagoon and convert the remaining portion of the lagoon to a cell for a flow equalization facility, piping, electrical, instrumentation, paving, and associated work.

MWBD Status: Single Prime – State Utility Contractor, Inc.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$24,000	.32%	5%
HBE	$29,800	.4%	1%
ABE	$0	0%	1%
NBE	$0	0%	1%
WBE	$126,500	1.7%	5%

MWBD Complaince: Yes. State Utility Contractor, Inc. met the good faith effort requirements.

H. Central City Sidewalk Repair Contract 2

E&PM

Recommendation: The City Engineer recommends the low bid of $406,130.40 by Sealand Contractors Corporation of Charlotte, North Carolina. This is the second of two projects that will help correct pedestrian trip hazards within the Central Business District. The work consists of repairs to existing sidewalk, related infrastructure repairs, and the addition of wheel chair ramps.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$15,625.00	4%	4%
WBE	$0	0%	5%

MWBD Compliance: Yes. Sealand Contractors Corporation met the good faith effort requirements.

I. Providence Road/Sharon Road/Sharon Amity Road Intersection Improvements

E&PM

Recommendation: The City Engineer recommends the low bid of $1,205,288.70 by Sealand Contractors of Charlotte, North Carolina. This project is a major intersection improvement. Proposed improvements include new sidewalk on Providence Road and additional turn lanes on Sharon Amity and Sharon Lane.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$54,790	5%	5%
WBE	$54,790	5%	5%
HBE	$0	0%	1%

MWBD Compliance: Yes. Sealand Contractors, Inc. met the good faith effort requirements.

J. Discovery Place Dining Area Expansion — E&PM

Recommendation: The City Engineer recommends the low bid of $422,797.20 by Gulf Construction of Charlotte, North Carolina. This project will provide for the enclosure of an existing roof top terrace that is currently used as a lunch area during fair weather for visiting school students. The enclosure will provide year round use for dining. An elevator will be constructed to provide access to this area in addition to the existing stairway access.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$35,000	9%	5%
WBE	$33,000	8%	5%
NBE	$0	0%	1%

MWBD Compliance: Yes.

K. Hidden Valley Neighborhood Improvements, Package #2 — E&PM

Recommendation: The City Engineer recommends the low bid of $401,785.28 by United Construction Co. of Charlotte, North Carolina. This project is part of the Neighborhood Improvement Program and will replace deteriorated infrastructure and construct new infrastructure where none exists in the Hidden Valley Neighborhood. The project boundaries are West Sugar Creek Rd., North Tryon St., and Interstate 85. The work includes traffic control, grading, drainage, concrete curb and gutter, driveways, sidewalks and handicap ramps, utility relocations and adjustments, and asphalt paving.

MWBD Status:	Amount	% of Project	Project Goals
WBE	$0	0%	4%
BBE	$0	0%	4%
HBE	$0	0%	1%
ABE	$401,785.00	100%	0%

MWBD Compliance: Yes. United Construction Company is an ABE and will self-perform.

19. Refund of Certain Taxes

Action:

A. **Approve adoption of a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $19,141.18; and**

B. **Adopt a resolution authorizing the refund of business privilege license payments made in error in the amount of $6,788.72.**

Attachment 16
List of Refunds

20. Resolution of Intent to Abandon Street and Set Public Hearing - A Portion of Kirkwood Avenue

Action:

A. **Adopt the Resolution of Intent to abandon a portion of Kirkwood Avenue; and**

B. **Set a Public Hearing for September 27, 1999.**

Attachment 17
Map

21. Resolution of Intent to Abandon Street and Set Public Hearing - A Portion of Columbine Circle

Action:

A. **Adopt the Resolution of Intent to abandon a portion of Columbine Circle; and**

B. **Set a Public Hearing for September 27, 1999.**

Attachment 18
Map

CONSENT II

22. Corporate Aviation Hangar Lease and Construction

Action:

A. Approve a 20-year agreement with National Gypsum Corporation for corporate aviation facilities; and

B. Approve a $905,886 budget ordinance to provided funding; and

C. Award a construction contract to low bidder Edison Foard, Inc. of Charlotte in the amount of $767,700 to construct the corporate aviation facilities.

Explanation:

- National Gypsum Corporation has requested that the Airport construct and lease corporate aviation hangar facilities at the Airport in order to meet their corporation aviation needs.

- Signature Flight Support, the Airport's fixed base operator, has agreed to sublease 20,000 square feet of their ramp area to National Gypsum Corporation who would then, in turn, enter into an agreement with the Airport for construction of a 14,300 square foot aircraft storage hangar.

- Under the terms of this agreement, the project costs estimated at $950,000 will be amortized over 20 years. Until the expiration of Signature's lease in 2004, National Gypsum Corporation will sublease the land from Signature and the City will finance and construct the hangar. National Gypsum Corporation will pay Signature for ground rent and the City for building rent. After 2004 and for the duration of the 20-year agreement, National Gypsum Corporation will make all payments to the Airport. The terms of this agreement are consistent with other corporate aviation facilities located at the Airport.

- The Airport Advisory Committee recommends this contract.

DBE Status:	Amount	%of Project	Project Goals
NBE	$59,905	7.80%	
WBE	$1,200	0.15%	
DBE Total	$61,105	7.95%	18 %

Funding: Funding will be provided by the Aviation Department.

Construction Contract	$767,700
Owner's Costs (18%) includes A&E, testing, project management, capitalized interest during construction	$138,186
Total Budget Ordinance	$905,886

23. Water and Sewer Revenue Bonds

Action:

A. Adopt the bond order that provides for the sale of up to $77,500,000 Water and Sewer revenue bonds. These bonds will provide funds to continue the City's approved Capital Investment Plan; and

B. Adopt a resolution authorizing the approval, execution, and delivery of various documents in connection with the sale of Water and Sewer Revenue Bonds, Series 1999.

Explanation:

- The current (2000-04) and prior Water and Sewer Capital Investment Plan includes funding from revenue bonds.

- On July 19, 1999 Council approved a resolution authorizing staff to take the necessary steps to complete the bond sale.

- The bond order and bond resolution are legal documents that Council is required to approve before the City can sell bonds. The adoption of the bond order resolution accomplishes the following:

  - Authorizes the sale of the bonds and establishes the amount, date and purpose of the issue.

- Establishes the form of the bonds and directs the manner of execution of the bonds.
- Ratifies actions taken by the Local Government Commission on behalf of the City relative to the sale of the bonds.
- Ratifies the Official Statement relative to the sale of the bonds.

- Projects to be funded include the following:

Project	Amount
Street and Minor Sewer Main Extensions	$15,000,000
Mallard Creek Wastewater Treatment Plant Expansion	$15,000,000
Sewer Trunks to Serve 1997 Annexation Areas	$12,895,000
Rocky River Outfall	$10,000,000
Sewer Line Rehabilitation/ Replacement	$3,000,000
Sugar Creek Odor Control Project	$3,000,000
Irwin Creek Pumping and Flow Equalization	$2,271,750
Matthews Sewer Expansion	$2,000,000
Irwin Creek Relief Sewer	$1,845,445
Clarkes Creek Outfall	$1,737,805
Sludge Storage McDowell / Irwin / McAlpine Wastewater Treatment Plants	$1,500,000
Safety Upgrades for OSHA Compliance	$750,000

Funding: Water and Sewer Capital Investment Plan

24. Amendment to the Interlocal Agreement between the City of Charlotte and Mecklenburg County for Data Center Services

Action: **Approve an amendment to the Interlocal Agreement between the City of Charlotte and Mecklenburg County for the provision of Data Center services. The agreement is for two years with the option to renew for three additional one year terms. The total cost of the contract is not to exceed $978,838.**

Explanation:

- As a part of the FY99 Business Support Services Competition Plan, the Information Technology Division issued Requests for Proposals on February 9, 1999 to provide data center services to the City. These services are currently provided by Mecklenburg County under an Interlocal Agreement.

- Requests were sent to 28 vendors with two responding, Mecklenburg County Information Services and Technology Department and Interactive Systems, Inc. of Alexandria, Virginia. The proposals presented unit prices based on estimated volumes with costs not to exceed $978,838 for Mecklenburg County and $1,100,000 for Interactive Systems, Inc.

- The responses were evaluated based on the following criteria:

  1. Proposed solution (45%)
     Provides solutions to the mainframe, client server, and connectivity applications; operations, management, and staffing plans; service level proposals; security issues, costing information and a transition plan

  2. Experience (25%)
     Financial strength; business partners; commercial and governmental references

  3. Cost (30%)
     Normalized monthly rate by category; prices on options such as disaster recovery, bill printing and mail certification, communication links, and check printing

- The vendor with the highest number of points was

Mecklenburg County. In addition, Interactive Systems received fewer points and was non-responsive to the RFP in the following major areas:

- The vendor was unable to clearly define how all current data center communications would be maintained.

- The disaster recovery requirements were not offered.

- The bill printing and mail certification requirements were not offered.

- The contract is for two years with the option to renew three additional one year terms. The total annual cost of the agreement is not to exceed $978,838

Funding: FY2000 Information Technology Operating Budget and various KBE FY2000 Operating Budgets

25. Amendment to Contract with CACI, Inc. for Year 2000 Computer Systems Modifications

Action:

A. Approve an amendment to the contract with CACI, Inc. in the amount of $632,649, with the contract not to exceed $5,384,089, for remediation efforts to the City's Computer Aided Dispatch System; and

B. Approve an ordinance appropriating $313,695 from Police Assets Forfeiture Funds to the City's FY2000 Technology account.

Explanation:

- On June 22, 1998, City Council approved a contract with CACI, Inc. in an amount not to exceed $4,778,551 for the modification of various City computer systems applications to ensure they are fully Year 2000 compliant and operational.

- During June 14, 1999 and July 23, 1999 presentations to the City Council, the Business Support Services Key Business Executive reported that the City's Computer Aided Dispatch system had failed the Year 2000 test and would need to be remediated beyond the original expectations at an estimated cost of $585,000. The Council was advised the City was preparing cost estimates and an agenda item for the August 23, 1999, Council Business Meeting.

- Remediation primarily includes the expansion of all date codes in the software and associated database from two digits (99) to four digits (1999).

- The total cost of remediation for the system is projected to be $2,089,349. Of this cost, only $632,649 needs to be added to the contract based on the following:

  - $585,886 is already included in the current CACI contract for testing of the Dispatch System.

  - $870,819 is available in the current contract based upon systems eliminated from remediation. These systems were rewritten by City staff.

  - $318,949 will be added to the contract from the Year 2000 Fund contingency.

  - $313,695 will be funded by Police asset forfeiture funds. (See attachment)

- With the approval of the $632,649 amendment, CACI can meet the validation test date of November 1999 and the production installation of December 13, 1999.

Funding: Police Asset forfeiture funds and Technology Fund

26. Contract for New Fire Station Alerting System

Action: **Approve a contract with Motorola to purchase MOSCAD, a new station alerting system, to replace a system that is obsolete and not year 2000 compliant. Cost of the contract will be $1,374,220.53. This system will be used to dispatch fire companies in the stations to emergencies in conjunction with the 800 megaHertz radio system.**

Explanation:

- The current station alerting system is 16 years old, obsolete, not Y2K compliant, and at the maximum number of stations it can handle. Motorola no longer supports this system.
- This contract will purchase a state-of-the-art alerting system, including updated radio consoles, which will ensure that telecommunicators can dispatch emergency information to responding companies more quickly and efficiently, especially during night-time hours.
- Contract approval is required to ensure that the Fire Department can properly dispatch incidents after January 1, 2000.

Funding: Technology Fund

27. Water and Sewer Main Design - Professional Services Contract

Action: **Approve a contract with Hazen and Sawyer, P.C. to provide water and sewer system design for City Engineering Projects including Storm Water, Neighborhood Improvement, and Transportation. The contract is for a not to exceed amount of $300,000.**

Explanation:

- This contract facilitates the design of water and sewer improvements for future CMU needs as well as relocations required by the City of Charlotte Projects. These improvements and relocations involve designing water and sewer lines for future needs that will arise due to the construction of the various City Projects.

- This contract will insure that future service will be provided in a cost effective manner and minimize impacts to the City of Charlotte Projects.

Funding: Water and Sewer Capital Investment Plan

28. Amendment to the Agreement with Huntersville Land Company for the Development of a Sanitary Sewer Collection and Treatment System

Action: **Approve an agreement amendment with Huntersville Land Company, et al, for the expansion of Charlotte-Mecklenburg Utilities (CMU) sewer system on the eastern side of Huntersville.**

Explanation:

- This is a public-private partnership agreement that facilitates development of sanitary sewer service.

- In February 1997, the City Council approved an agreement with the Huntersville Land Company for expansion of the sewer system on the eastern side of Huntersville. This agreement stipulated that:

  - Huntersville Land Company would finance and construct a treatment plant, the collection system, and the outfall within their development, which would eliminate two existing CMU lift stations.

  - CMU was to pay Huntersville Land Company a total of $1,160,000 for the purchase of the treatment collection system.

- The purchase of the treatment and collection system would expand the CMU service area and prevent the construction of a privately owned treatment system that might need to be purchased at a later date.

- Since the time the original agreement was negotiated, Utilities has begun construction of sewer lines from Cabarrus County that preclude the need for the treatment plant. CMU staff have renegotiated the terms of the contract to reduce the payment due Huntersville Land Company by $600,000. Under this amendment, the Company would not construct the

treatment plant or the receiving outfall, but will instead reconstruct an existing CMU wastewater lift station to increase capacity to the area. The Company would still provide easements and the receiving outfall design as stipulated in the original agreement.

- Therefore, the CMU staff is recommending the agreement amendment as noted above with a revised reduction in the payment provisions from $1,160,000 to $560,000.

Funding: Sewer Capital Investment Plan

29. South Boulevard and Hebron Street Sidewalk

Action: **Approve an agreement for $159,683 with HDR Engineering Inc. of the Carolinas for engineering services for the South Boulevard and Hebron Street Sidewalk Project.**

Explanation:

- This agreement with HDR will provide funds for the design of the sidewalk on both sides of South Blvd. from Archdale Dr. to Arrowood Rd. and on the east side from Arrowood Rd. to I - 485; and sidewalk on the north side of Hebron St. from South Blvd. to England St.

- This agreement may be amended in the future for construction administration services.

- The fees are comparable to fees paid by the City of Charlotte for similar work.

- HDR was selected using the Council-approved process.

MWBD: MWBD participation is 3.1% WBE

Funding: Transportation Capital Investment Plan

Attachment 19
Map

30. Plaza Midwood Neighborhood Improvements, Phases IB, IC and II

Action: **Approve an amendment for $385,000.00 with US Infrastructure, Inc. of Charlotte for engineering and design services for Phases IB, IC and II of the Plaza Midwood Neighborhood Improvement Project.**

Explanation:

- On April 28, 1997, Council approved the original agreement with US Infrastructure (USI) for $110,000.00 for planning services for phases I, II and III and design services for Phase IA. The Agreement will provide for infrastructure improvements to the neighborhood including curb and gutter, storm drainage and sidewalk.
- This Amendment #1 with USI is a continuation of engineering and design services for neighborhood infrastructure improvements for phases IB, IC and II of the Plaza Midwood Neighborhood.
- This contract is anticipated to be amended in the future for Phase III.
- The fees are comparable to fees paid by the City of Charlotte for similar work.

MWBD: MWBD participation is 74% ABE

Funding: Neighborhood Improvement Capital Investment Plan

Attachment 20
Map

31. Municipal Agreement - Installation of Drainage Pipe and Structures on South Boulevard near Inwood Drive

Action: **Adopt a resolution authorizing the Transportation Key Business Executive to execute a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) relating to the installation of drainage pipe and structures on South Boulevard near Inwood Drive.**

Explanation:

- The City proposes to make certain street and drainage improvements on South Boulevard, and a Municipal Agreement between the City and NCDOT is necessary.

- The Municipal Agreement provides for the City to perform drainage pipe and drainage structure work for the project, with costs reimbursed for the project by the NCDOT.

- This work is part of a larger Storm Water project to relieve flooding conditions in the area. The State agreed to participate in an amount not to exceed $150,000 to help alleviate the flooding on South Boulevard itself. The City's expenditure is anticipated to be approximately $450,000.

- The format and cost sharing philosophy is consistent with past Municipal Agreements.

Funding: $150,000 will be reimbursed by NCDOT. The remainder will be provided from the Storm Water Capital Investment Plan.

32. Municipal Agreement to Add Left Turn Lanes on South Tryon Street at West Boulevard.

Action: **Adopt a resolution authorizing the Transportation Key Business Executive to execute a municipal agreement with the North Carolina Department of Transportation (NCDOT) to add left turn lanes on South Tryon Street at West Boulevard.**

Explanation:

- The improvement of South Tryon Street at West Boulevard requires certain construction and right of way acquisition to be performed by the NCDOT with no cost to the City.

- The municipal agreement provides for the NCDOT contractor to perform grading, paving, and drainage work for the project .

- The format is consistent with past Municipal Agreements.

- By adopting the resolution, Council expresses support for the project and authorizes the Transportation Key Business Executive to sign the municipal agreement.

33. Contract for Public Safety Dress and Work Uniforms

Action: **Approve a unit price contract with Queen City Uniforms for public safety dress and work uniforms for the Police, Fire and Animal Control operations. Purchases are anticipated subject to appropriations by City Council and identified needs. The total estimated expenditures for FY00 is $1.5 million.**

Explanation:

- To procure competitive prices for public safety dress and work uniforms, on April 8, 1999, a Request for Proposal was sent to twelve firms for price quotes. Eleven vendors participated in the pre-bid conference with two responsive bids being offered for consideration. A third bid was deemed non-responsive.

- The three proposals received were evaluated on the following criteria:

  - 25% Geographical support (i.e. accessibility of a local warehouse and distribution capabilities)

    The successful bidder is required to provide a local warehouse and store exclusively for the Police and Fire Key Businesses. The store must be in a central location easily accessible to the employees. The successful bidder is required to provide a store where employees can find all uniforms in stock; place an order; have alterations completed; and leave with the items - all in one trip.

- 30% Service capabilities (i.e. quality control to ensure 100% accuracy of order receipt, shipment, reporting and billing)

  The capability of the successful bidder to provide a service that meets the needs of the affected employees is a requirement. This means there should be no back orders on stock, no outages of stock, accurate alterations should be made in a timely manner, etc. Additionally, accurate billings should be provided to the City.

- 15% Overall understanding of the requirements in the Request for Proposal

  The successful vendor must have accurately described the scope of work required and must have answered all requests for information as set forth in the RFP.

- 15% Cost of uniform items

  The cost of the uniforms meeting specifications are totaled for each vendor.

- 15% References

  The bidders were required to provide three references from current or prior accounts. They were also asked to provide the names of accounts that had been canceled in the past three years.

- The vendor receiving the highest rating of 734.1 was Queen City Uniforms with the second highest rating being 602.8 from Martin's Uniforms. Martin's Uniform's rating was lower specifically because they do not currently have a

local presence in Mecklenburg County. When asked for their plan for locating to this area, per the requirements of the RFP, they could not provide a site specific location nor any other pertinent details to ensure they would meet the location criteria should they become the successful bidder.

- Funding for the contract is included in the operating budgets for the Police and Fire Key Businesses. While it is appropriated for FY00 only, future expenditures will be subject to City Council appropriations based on identified needs as presented in the annual budget process.

Funding: Police and Fire Key Business FY2000 Operating Budget

34. Property Transactions

Action: **Approve the following property acquisition (A-H) and adopt the condemnation resolution (I-J).**

> For property transactions A-E, the purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the land. The tax value is determined on a more generic basis and will be higher or lower for land/house with certain attributes. Property is acquired for Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration reimbursement.

Acquisitions:

A. **Project:** Master Plan Land Acquisition
Owner(s): FESTO Corporation
Property Address: 5825 Dixie Road
Property to be acquired: 4.146 acres
Improvements: Vacant Land
Purchase Price: $300,000
Zoned: I1CD

Use: Vacant
Tax Value: $269,590
Tax Code: 141-033-06

B. **Project:** Master Plan Land Acquisition
Owner(s): Donald G and wife Myrna D. Hurst and Donald N and wife Jennie L. Hurst
Property Address: 7632 Frosch Road
Property to be acquired: .565 acres
Improvements: Warehouse
Purchase Price: $225,000
Zoned: I1
Use: 6000 square foot warehouse
Tax Value: $137,490

C. **Project:** Master Plan Land Acquisition
Owner(s): Jean Austin Earnhardt
Property Address: 8500 Trexler Avenue
Property to be acquired: .918 acres
Improvements: Single Family Residence
Purchase Price: $70,000
Zoned: RMH
Use: Single Family Residence
Tax Value: $41,690
Tax Code: 113-105-04

D. **Project:** Master Plan Land Acquisition
Owner(s): Janet Waller
Property Address: 8627 Berryhill Drive
Property to be acquired: .448 acres
Improvements: Single Family Residence
Purchase Price: $64,000
Zoned: R3
Use: Single Family house
Tax Value: $57,950
Tax Code: 113-133-14

E. **Project:** Master Plan Land Acquisition
Owner(s): Milton L. and Beverly J. Walker
Property Address: 8723 Walkers Ferry Road
Property to be acquired: 2.988 acres
Improvements: Single Family Residence
Purchase Price: $119,000
Zoned: R3
Use: Single Family house
Tax Value: $96,750

Tax Code: 113-133-19 and 113-133-20

F. **Project**: Water Main Along Fullwood Lane and South Trade Street (Matthews, NC), Parcel #5
Owner(s): Zebulon V. Smith, III Trustee Orie E. Johnson Trust dated May 27, 1993, Co-Executor for the Estate of Orie E. Johnson
Property Address: South Trade Street
Property to be Acquired: Permanent easement of 9,102 sq.ft. (.208 ac.) plus temporary construction easement of 19,410 sq.ft. (.445 ac.)
Improvements: Trees
Purchase Price: $17,400
Remarks: The areas are needed for construction of a water main along Fullwood Lane and South Trade Street (Matthews, NC). Acquisition price is based on an independent, certified appraisal.
Zoned:R-15
Use: Single Family
Total Parcel Tax Value: $673,220
Tax Code: 227-151-14

G. **Project**: Hoskins Road Widening, Parcel #21
Owner(s): Golden B. Enterprises LTD
Property Address: 4100 Brookshire Boulevard
Property to be Acquired: Fee = 3,786 sq.ft. (.087 ac.) plus temporary construction easement of 2,901 sq.ft. (.067 ac.) plus permanent down guy easement of 88 sq.ft. (.0020 ac.)
Improvements: Concrete curbs and gutters, relocation of sign, and ornamental shrubs
Purchase Price: $42,750
Remarks: This area is needed for the widening of Hoskins Road. Purchase price was established by two certified, independent appraisals.
Zoned: B-1CD
Use: Fast Food
Total Parcel Tax Value: $638,380
Tax Code: 039-011-03

H. **Project**: Bucknell/Chilton Storm Water Project, Parcel #16
Owner(s): James R. Myers & Cynthia T. Myers
Property Address: 2137 Queens Road East
Property to be Acquired: Permanent Easement

= 2,898 sq.ft. (.067 ac.) plus temporary construction easement = 1,126 sq.ft. (.026 ac.)
Improvements: Ornamental trees and landscaping buffer
Purchase Price: $25,900
Remarks: This area is needed for storm drainage improvements. Compensation is based on two independent, certified appraisals.
Zoned:R-3
Use: Single Family Dwelling
Total Parcel Tax Value: $461,420
Tax Code: 175-022-01

Condemnations:

I. **Project**: Long Creek Parallel Outfall-Phase II, Parcel #5
Owner(s): Jerry M. Lee & Thelma H. Lee and all other parties of interest
Property Address: 511 Creston Circle
Property to be Acquired: 2,084.75 sq.ft. (.048 ac.)
Improvements: Trees
Purchase Price: $400
Remarks: Permanent and temporary easement are needed for sanitary sewer line construction. Condemnation is requested because the City cannot obtain free and clear title to the easement of the estate property.
Zoned: R-3
Use: Single Family Residence
Total Parcel Tax Value: $141,850
Tax Code: 053-022-16

J. **Project**: Long Creek Parallel Outfall – Phase II, Parcel #5A
Owner(s): Jerry M. Lee and all parties of interest
Property Address: 511 Creston Circle
Property to be Acquired: 6,708.25 sq.ft. (.154 ac.)
Improvements: Trees
Purchase Price: $1,800
Remarks: Permanent and temporary easements are needed for sanitary sewer line construction. Condemnation is requested because the City cannot obtain free and clear title to the easement of the estate property.

Zoned: R-3
Use: Single Family Residence
Total Parcel Tax Value: $10,900
Tax Code: 053-022-23

35. Meeting Minutes

Action: **Approve the titles, motions and votes reflected in the Clerk's record as the minutes of the:**

June 19, 1999 Zoning and Business Meeting
June 21, 1999 Zoning Meeting
July 26, 1999 Business Meeting

Dinner Briefing Presentation Attachment

Title of Presentation: Disposition of the Old Convention Center

Length of Presentation: 10 minutes

Speakers (including titles and agency represented):

-Tom Flynn, City Managers Office
-Kent Winslow, Engineering and Property Management
-Suzanne Knox, City Attorney's Office

Objectives and Highlights of the Presentation:

-In April 1999 the Economic Development and Planning Committee discussed this issue and recommended that City Council resume marketing of the building while studying possible developments based on the Center City 2010 Plan, Levine/RTKL Plan, Transit Corridor Plans, and First Union Plan.

-In May 1999 City Council focussed on two options and directed staff to schedule a time for Council to discuss this issue and the two options further.

-The two options Council wanted to discuss further are:

Option I: Sale Based on Highest Price

Option II: Sale Based on Study

When will Council be asked to approve the item? September 13, 1999

Attachments:

-May 24, 1999 City Council Agenda item
-Old Convention Center marketing brochure (prepared in 1995)

retention 13 weeks after individuals exit training. Currently the program is exceeding five out of six standards (see attachment).

Committee Discussion:

- This item is scheduled for the May 19, 1999 City Within A City Committee meeting. The Committee's report will be included in the May 21, 1999 Council/Manager Memorandum.

Community Input:

- The Planning Committee of the local Workforce Development Board assisted with the Plan development. The Workforce Development Board will consider this item at its May 20, 1999 meeting.

Funding: U.S. Department of Labor

Attachment 6
Job Training Plan Summary
Job Training Programs and Activities
State Performance Standards
Charlotte-Mecklenburg Workforce Development Board Membership
Charlotte-Mecklenburg Workforce Development Board Planning Committee Membership

12. Process to Market the Old Convention Center

Action: **Approve the Economic Development and Planning Committee recommendation to resume marketing of the Old Convention Center while completing studies (Option 3).**

Committee Chair: Lynn Wheeler

Staff Resources: Tom Flynn and Kent Winslow

Focus Area: Economic Development and Restructuring Government

Maximize the City's return from its current asset portfolio by pursuing alternative ownership/management strategies which meet the City's public policy objective.

Coordinate with and participate in the development of the Center City 2010 Development Plan.

After the withdrawal of the Taubman contract to purchase the Old Convention Center, City Council directed the City Manager to develop options on a process to market the Old Convention Center. The options are:

<u>OPTION 1: Initiate marketing of the Old Convention Center in January 2000</u> after analyzing current market conditions, reviewing Center City 2010 Plan recommendations, and receiving new state legislation.

<u>Consequences:</u>

1. Staff would develop a study process with regular updates to the Economic Development and Planning Committee. This process would consider the implications and opportunities for this site given 2010 Center City Plan, the Retail Study, First Union Plan, and Transit Corridor Plans.

2. A study process culminating in a master plan on this site gives the City a major tool to implement the Center City 2010 Plan.

3. Developments that follow a master plan, where clear community goals are established, are often regarded as having stronger market support and yield a higher price.

4. A sale for a master plan development would require legislation currently in the City's Legislative Agenda.

OPTION 2: Sale for Price Only (Upset Bid)

Consequences:

1. May yield different development proposals and the Council would not have the ability to choose between the proposals except on the basis of sales price.

2. City can preestablish some of the sales terms of the transaction (i.e., due diligence, closing date, extension periods) as long as the terms do not depress the property's market value.

3. City cannot place restrictions on the type of development or qualifications of the developer.

4. City receives the highest price for the property from developers currently interested in the market.

OPTION 3: Resume Marketing while Completing Studies (Committee recommendation)

1. Staff would resume marketing activities suspended during the Taubman contract and use the June and July Council Workshops to brief Council on the consultant studies relevant to the site (i.e., 2010 Plan, Retail Study).

2. Once a proposal is received, staff would review it and bring that proposal to City Council. If City Council is interested in the proposal, staff would have an appraisal done based on that proposal. At that time, Council would also give direction on the terms of the transaction (i.e., due diligence, closing date, extension periods). The Upset Bid process would be used until new legislation is enacted.

3. If private sale legislation is enacted, Council can decide, after reviewing the proposal, to use the private sale method or place development conditions on the site.

<u>Consequences</u>:

1. Council information gathering and marketing of site proceed simultaneously, minimizing the time the site is not being marketed.

2. Council could use private sale, if legislation passes, or upset bid process.

ion: The ED&P Committee recommends Option 3 on a 3-2 vote. Councilmembers Wheeler, Sellers and Majeed voted in favor, and Councilmembers Baker and Green opposed.

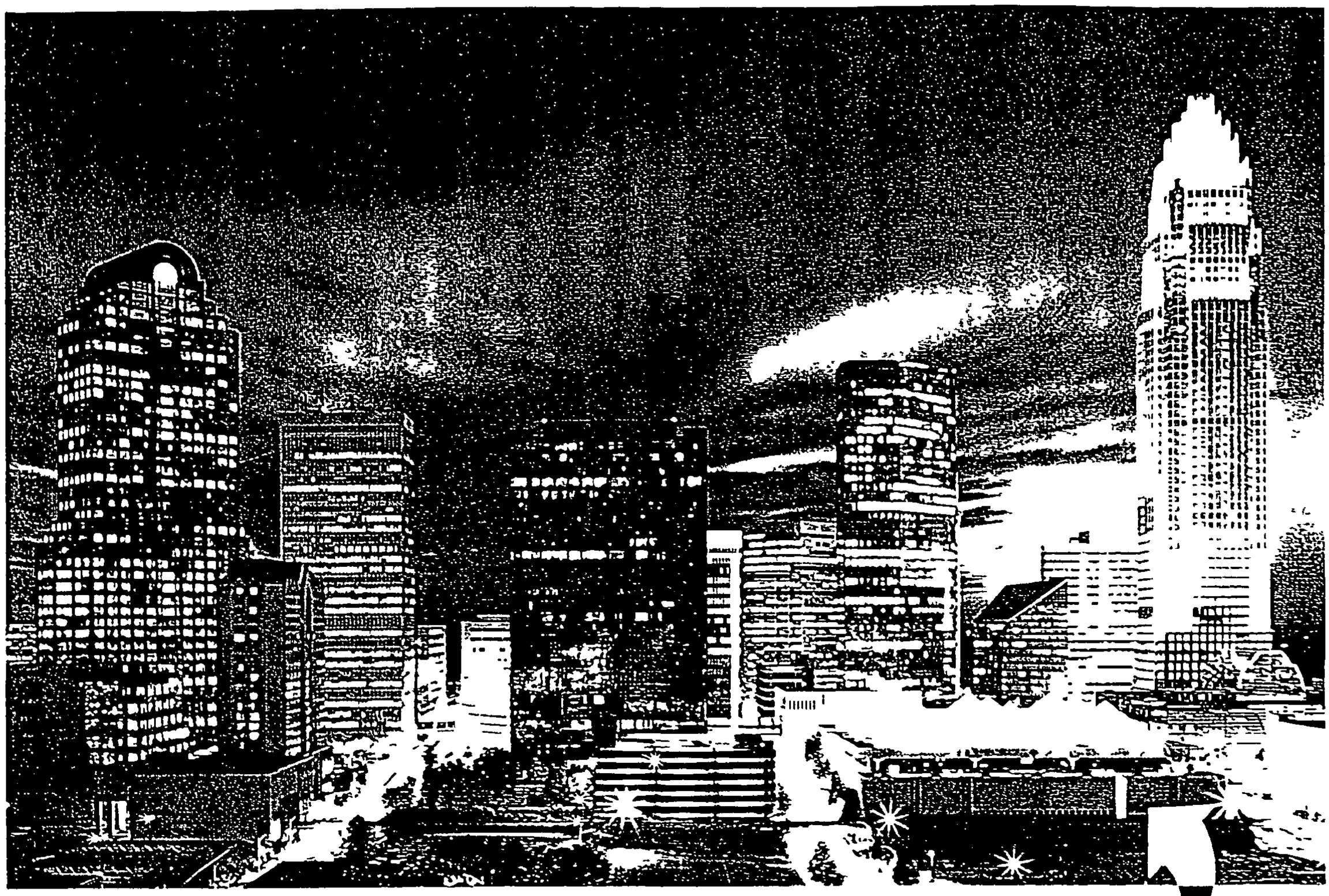
Councilmembers supported this recommendation for the following reasons:

1. The need to get the property back on the tax rolls as soon as possible.
2. Lost opportunity for a private development.

Councilmembers opposed to this recommendation argued that the asset is actually making $242,000 per year (net of costs) in parking revenues. They also believed that there is no compelling need to sell this property that could not wait until the Council received the results of the Center City 2010 Plan.

All Committee members agreed that the study presentations, proposed in Option 3, should be made to the entire City Council at a Council Workshop.

An Outstanding Development Opportunity
In the Heart of the Central Business District of
Charlotte, North Carolina
One of the Country's Most Dynamic Cities



FORMER CHARLOTTE CONVENTION CENTER PROPERTY

One City Block (141,500 SF) - One Owner - One Block from "The Square"

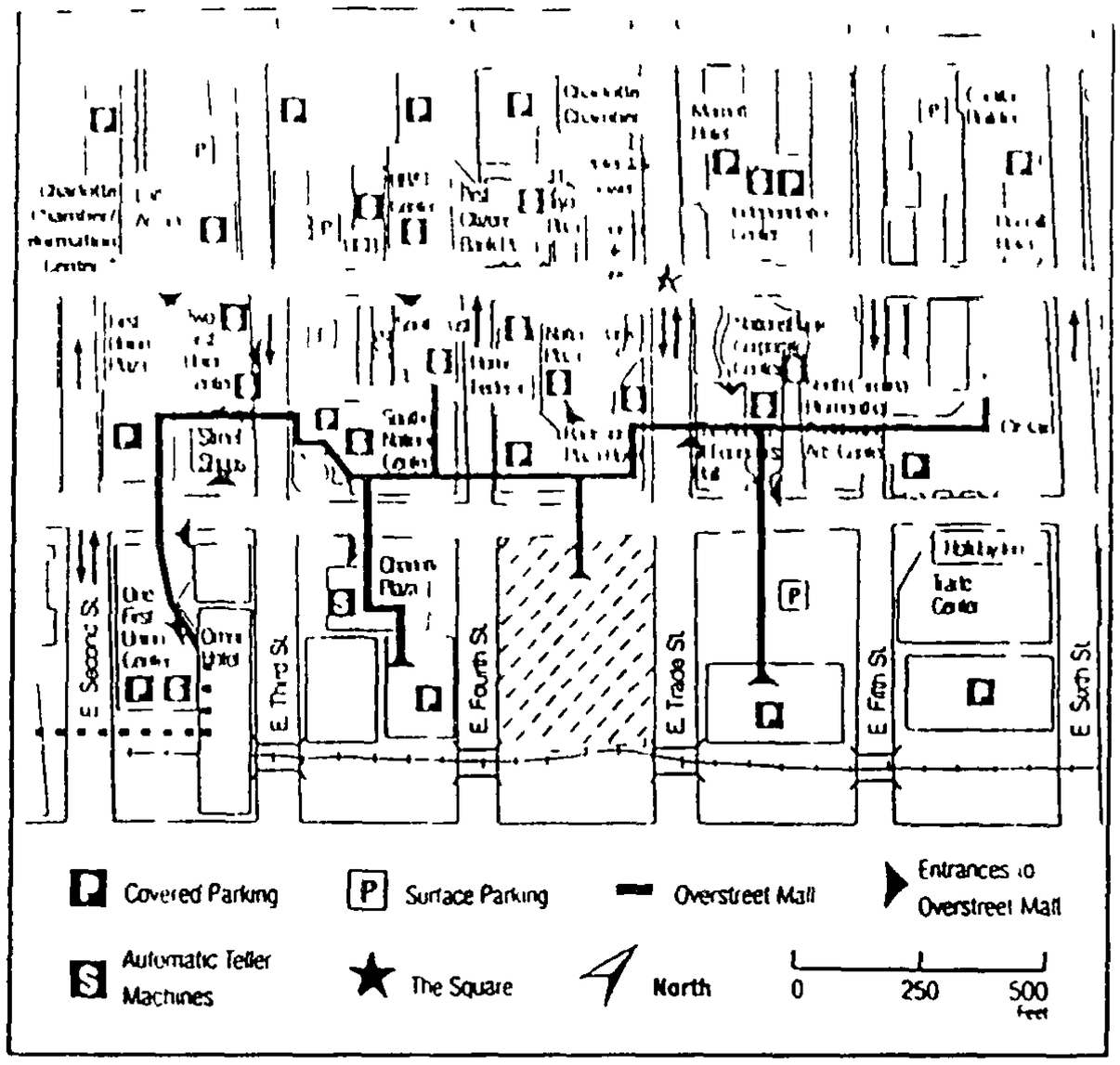
- Between NationsBank and First Union headquarters
- Two blocks from new 850,000 SF Convention Center
- Estimates for removal of existing structure available
- Offered at appraised value of $100/SF ($14,150,000)
- Three blocks from Governmental Cente
- Connected to Overstreet Mall
- Ideal for office/hotel/retail/parking com
- Sloping terrain excellent for lower-level

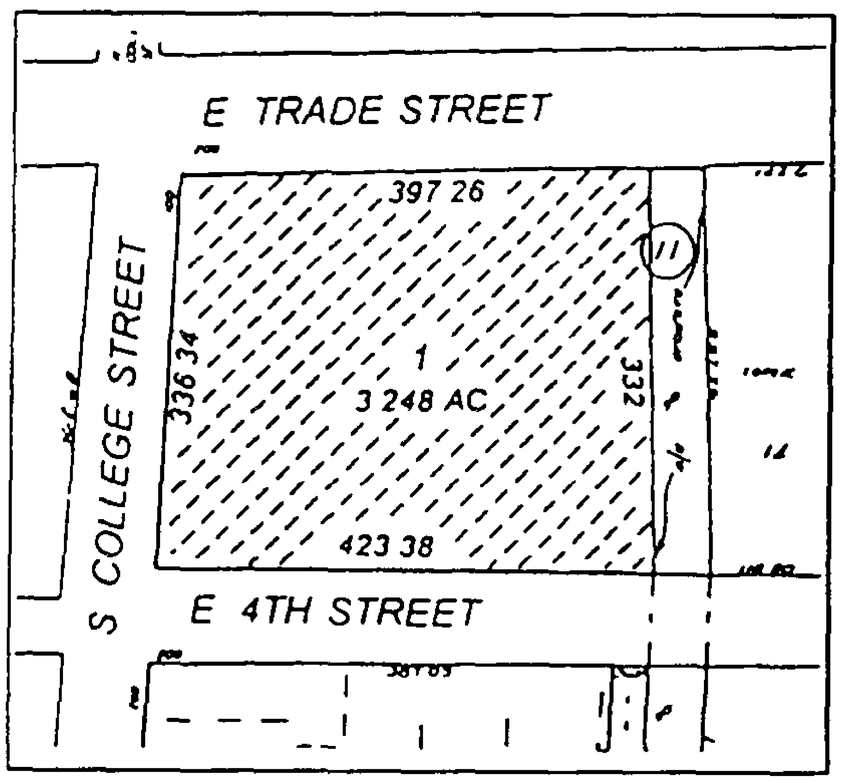
THE LOCATION, SIZE, CONFIGURATION, TOPOGRAPHY, STREET FRONTAGE, AND AVAILABILITY FROM A SINGLE OWNER MAKE THIS SITE UNIQUELY ATTRACTIVE.

PERCIVAL'S, INC.

COMMERCIAL REALTORS® COUNSELORS PROPERTY MANAGERS

The Location: This property is the preeminent [illegible] of the Central Business District (CBD) because of its location 1 block from The Square and its frontage on 3 principal streets. It is in the heart of the financial [illegible] of the CBD, is located diagonally across from the new NationsBank Corporate Center directly across from the NationsBank Plaza Radisson Complex and 1 block from the One First Union Westin (formerly Omni) Hotel Complex. The site is adjacent to the new Charlotte Transportation Center, is 2 blocks from the new Charlotte Convention Center and 3 blocks from the Charlotte/Mecklenburg Governmental Center. This puts the location within several minutes walking distance of most of the Central Business District. The existing structure is tied to the Overstreet Walkway System which connects to most major buildings in the core of the Central Business District. It is anticipated that new development of this site would retain the Overstreet Mall link. The significance of the location is further amplified in that an entire City block is ***under one ownership***; thus, a developer can establish a budget and a timetable for development immediately rather than going through the painful and expensive process of negotiating with multiple owners.





The Site: The site contains approximately 141,500 square feet (3.248 acres), fronts 397 feet on E. Trade Street, 336 feet on S. College Street, and 423 feet on E. Fourth Street. The elevation at College Street is 746 feet and slopes uniformly down to a low of 720 feet at the southwest corner of the property on Fourth Street. This topography makes the site excellent for incorporating a multi-level parking deck below the College Street grade. The property is currently zoned U-MUD (Urban Mixed-use Development) which permits the uses suggested for the property; namely, an office, hotel, retail, parking complex. The fact that a building of the magnitude of the old Convention Center was constructed on the site should indicate favorable site and soil conditions for a new development.

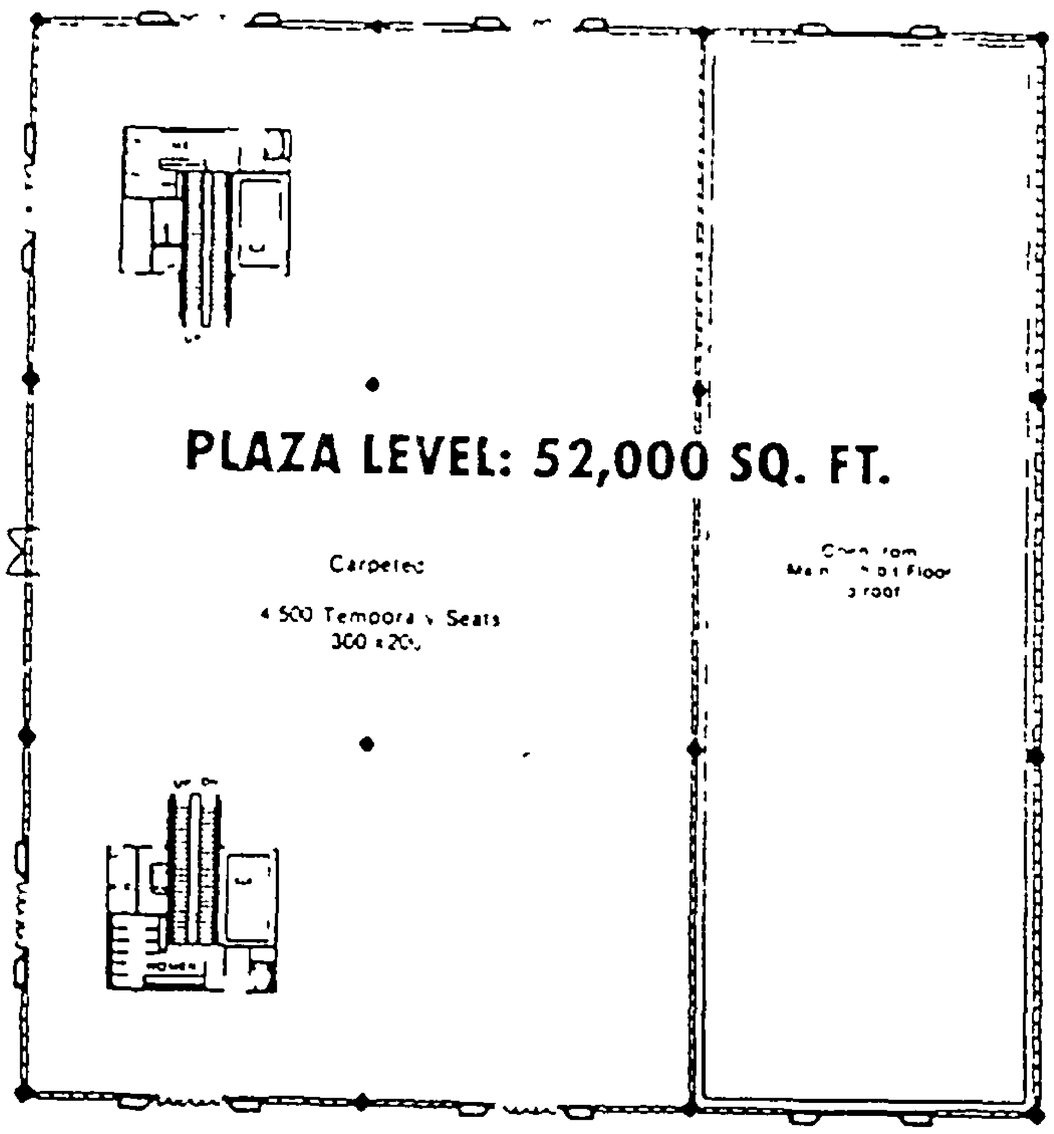
Contact: Robert H. Percival, CRE, SIOR, CPM®
C. Robert Percival, SIOR, CPM®

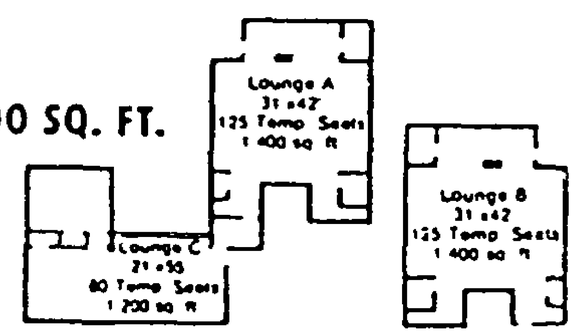
301 S. McDowell St., Ste. 900
Charlotte, NC 28204-2646
704-333-1535

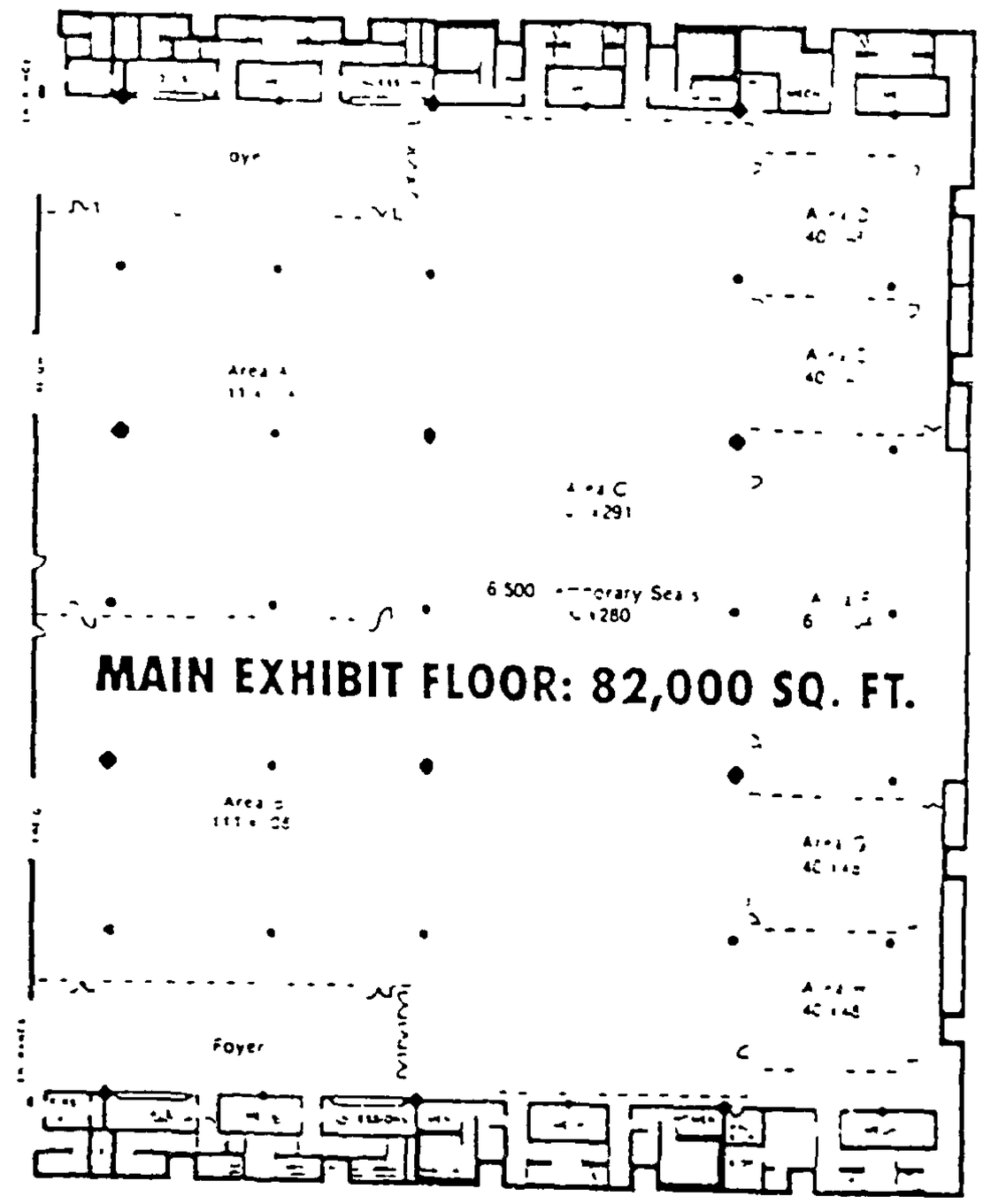
PERCIVAL'S, INC.
COMMERCIAL REALTORS® COUNSELORS PROPERTY MANAGERS AMO®

Information contained herein has been obtained from sources believed reliable. While we have no reason to doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to conduct a careful, independent investigation of the property to verify this information and determine to your satisfaction the suitability of the property for your needs.

Redevelop the existing facility which contains 185,472 SF on two levels plus two lower levels of parking containing 320 spaces. The lower levels of parking fit into the sloping terrain of the 141,500 SF lot which fronts three major streets. The existing facility is directly connected by sky walk to the Overstreet Mall and other major buildings in the CBD. Uses for the existing facility include retail, restaurants, movies, and other entertainment-related activities.







LOADING FACILITIES

Number of loading bays (4 bays provided with docks, which have levelers, 3 bays provide truck access directly to Main Exhibit Floor

Clear length	58'
Clear height (bays vary)	13'2" min, 14'8" max
Loading dock backup	24' wide
Door size to Main Exhibit Floor	24' wide x 20' high
Freight Elevator to Plaza Floor	11'8" x 23' x 12' high

Loading Area: Completely covered & enclosed, roll up doors to street

UTILITIES

MAIN EXHIBIT FLOOR

102 Utility stations in floor with compressed air, water, drain, and electricity (120V, 208V, 277V, 480V - single and three phase)

PLAZA FLOOR

Compressed air, water, drain and electricity (120V, 208V, 277V, 480V single and three phase) available on a limited basis

EXHIBIT LEVEL MAIN FLOOR

EXHIBIT	SIZE	SF	MEETING	BOOTHS	BANQUET
A	111' x 114	12,654	1,000	80	750
B	111' x 108	11,988	1,000	80	750
C	101' x 291	29,391	2,500	150	800
D	40' X 48	1,920	160	8	80
E	40' X 48'	1,920	160	8	80
F	67' X 104	6,968	550	33	400
G	40' X 48	1,920	160	8	80
H	40 X 48	1,920	160	8	80

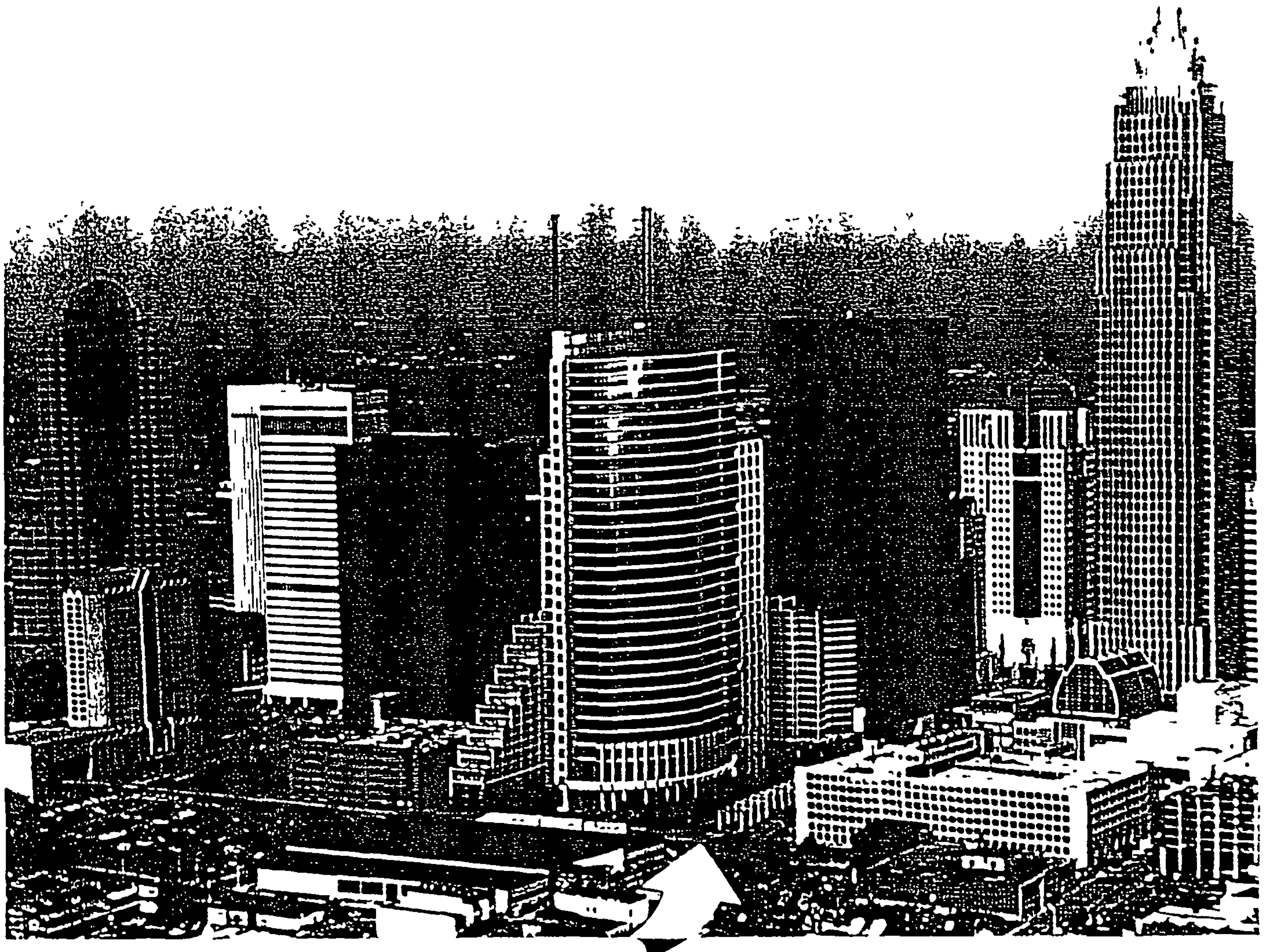
PLAZA LEVEL THIRD FLOOR

	AREA	MEETING	BOOTHS	BANQUET
PLAZA	52,000 SF	4,500	266	3,000

CAPACITY DATA

AREA	SF	MEETING THEATER STYLE	BANQUET	BOOTHS 10' X 10'
MAIN FLOOR	82,000	6,500	4,700	450
PLAZA	52,000	4,500	3,000	266
TOTAL	134,000	11,000	7,700	716

Demolish the existing facility and redevelop the 141,500 SF site which fronts three major streets and abuts the new Transportation Center and the proposed light rail station. The skywalk connecting the property to the Overstreet Mall and other major buildings in the Central Business District (CBD) can be retained. The fact that an entire City block is ***under one ownership*** allows a developer to establish a budget and a timetable for development immediately rather than going through the painful and expensive process of negotiating with multiple owners. Appropriate uses include office, hotel, retail, and parking. A mixed use project consisting of office (approximately 700,000 GSF), hotel (approximately 750 rooms), retail (20,000-30,000 GSF) and parking (1,500-1,600 spaces) warrants consideration in view of the low Class A vacancy rate in the CBD and need for additional rooms due to the opening in 1995 of the new 850,000 SF Convention Center two blocks from this site. A mixed-use development containing these elements prepared by Little & Associates, AIA is depicted below.



Queen Center

Little & Associates Architects

Little & Associates Architects