AGENDA

Meeting Type:	B
Date	05/13/1991
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Meetings in May '91

THE WEEK OF MAY 1 - MAY 4

1	Wednesday, 9 00 a m	**CIVIL SERVICE HEARING** - CMGC, Meeting Chamber Conference Room
	Wednesday, 6 00 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118
2	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/County Detox Center Ad Hoc Art Advisory Committee** - CMGC, 8th Floor Conference Room
	Thursday, 7 00 p m	**CITY COUNCIL REGIONAL ISSUES COMMITTEE** - Mint Hill Town Hall, 7151 Matthews-Mint Hill Road

THE WEEK OF MAY 5 - MAY 11

6	Monday, 11 30 a m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Monday, 12 Noon	**PLANNING COMMISSION/Work Session** - CMGC, 8th Floor Conference Room
7	Tuesday, 6 00 p m	**STORM WATER TASK FORCE** - CMGC, Meeting Chamber Conference Room
8	Wednesday, 8 00 a m	**CLEAN CITY COMMITTEE** - CMGC, Room 270
	Wednesday, 8 30 a m	**CIVIL SERVICE BOARD** - CMGC, 7th Floor Conference Room
	Wednesday, 4 00 p m	**HISTORIC DISTRICT COMMISSION** CMGC, 8th Floor Conference Room
9	Thursday, 5 00 p m	**CITY COUNCIL WORKSHOP/Budget Presentation** - CMGC, Conference Center (Televised on Channel 32)

THE WEEK OF MAY 12 - MAY 18

13	Monday, 8 00 a m	**QUARTERLY MEETING OF ELECTED AND CHAMBER OFFICIALS** - Charlotte Chamber, 129 West Trade Street
	Monday, 5 00 p m	**CITY COUNCIL/MANAGER DINNER** - CMGC, Conference Center
	Monday, 6 30 p m	**CITIZENS HEARING** CMGC, Meeting Chamber (Televised on Channel 32)
	Monday, 7·00 p m	**CITY COUNCIL MEETING/Budget Public Hearing** - CMGC, Meeting Chamber (Televised on Channel 32)
	Monday, 7·00 p m	**HISTORIC LANDMARKS COMMISSION** - 1221 South Caldwell Street
14	Tuesday, 12 Noon	**POLICE COMMUNITY RELATIONS AWARDS CEREMONY** CMGC, Outdoor Plaza Area, (Televised on Channel 32)
	Tuesday, 3 00 p m	**HOUSING APPEALS BOARD** - CMGC, 5th Floor Conference Room
	Tuesday, 4 00 p m	**AIRPORT ADVISORY COMMITTEE** - Charlotte/Douglas International Airport, Conference Room A, Main Terminal
	Tuesday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Airport Ad Hoc Art Advisory Committee** - Charlotte/Douglas International Airport, Conference Room A

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF MAY 12 - MAY 18 (continued)

15	Wednesday, 7 30 a m	CITY/COUNTY/CHAMBER BREAKFAST - Charlotte Chamber, 129 West Trade Street
	Wednesday, 2·30 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
	Wednesday, 5·00 p m	CITY COUNCIL BUDGET WORKSHOP - CMGC, Meeting Chamber Conference Room
	Wednesday, 6 00 p m	YOUTH INVOLVEMENT COUNCIL - CMGC, Room 118
	Wednesday, 7 00 p m	METROPOLITAN PLANNING ORGANIZATION - CMGC, Conference Center
16	Thursday, 7·00 p m	CHARLOTTE TREE ADVISORY COMMISSION - CMGC, Room 270
17	Friday, 7·30 a m	PLANNING LIAISON COMMITTEE - CMGC, 8th Floor Conference Room

THE WEEK OF MAY 19 - MAY 25

20	Monday, 2 00 p m	HOUSING AUTHORITY - Hall House, 426 N Tryon Street
	Monday, 5 00 p m	CITY COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Room
	Monday, 6 00 p m	CITY COUNCIL/PLANNING COMMISSION/Zoning Hearings - CMGC, Meeting Chamber
21	Tuesday, 4 00 p m	PLANNING COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
	Tuesday, 4 30 p m	PLANNING COMMISSION/Zoning Work Session - CMGC, 8th Floor Conference Room
	Tuesday, 5·00 p m	CITY COUNCIL BUDGET WORKSHOP - CMGC, Meeting Chamber Conference Room
	Tuesday, 6 00 p m	STORM WATER TASK FORCE - CMGC, Meeting Chamber Conference Room
	Tuesday, 6 00 p m	CHARLOTTE ADVISORY PARKS COMMITTEE - CMGC, Rooms 270 & 271
22	Wednesday, 5 00 p m	YOUTH INVOLVEMENT COUNCIL/Youth Excellence Banquet - CMGC, Conference Center
23	Thursday, 5·00 p m	CITY COUNCIL BUDGET WORKSHOP - CMGC, Meeting Chamber Conference Room

THE WEEK OF MAY 26 - MAY 31

27	Monday,	MEMORIAL DAY - All City Offices Closed
28	Tuesday, 1 00 p m	CITY ZONING BOARD OF ADJUSTMENT - Hal Marshall Building, 700 N Tryon Street, Building Standards Training Room
	Tuesday, 5 00 p m	CITY COUNCIL/MANAGER DINNER - CMGC, Conference Center
	Tuesday, 6 30 p m	CITIZENS HEARING - CMGC, Meeting Chamber (Televised on Channel 32)
	Tuesday, 7 00 p m	CITY COUNCIL MEETING - CMGC, Meeting Chamber (Televised on Channel 32)
29	Wednesday, 10 30 a m	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Charlotte Convention Center, 101 South College Street, VIP-B Conference Room
	Wednesday, 2 30 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
	Wednesday, 6·00 p m	YOUTH INVOLVEMENT COUNCIL - CMGC, Room 118
30	Thursday, 5 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION - CMGC, 8th Floor Conference Room
	Thursday, 5 00 p m	CITY COUNCIL BUDGET WORKSHOP - CMGC, Meeting Chamber Conference Room

These organizations will <u>not</u> meet in May
Advisory Energy Commission
Community Facilities Committee

May 13, 1991 City Council Agenda
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CHARLOTTE

Mayor Sue Myrick | *Mayor Pro Tem Cyndee Patterson*

Stanley M Campbell
Daniel G Clodfelter
Ann Hammond
Pat McCrory
Tom Mangum
Hoyle H Martin
Roy Matthews
Ella Butler Scarborough
Richard Vinroot
Lynn M Wheeler

Council Agenda

Monday, May 13, 1991

4:00 PM	-	Executive Session
4:30 PM	-	Zoning Issues Discussion · Attachment No. 1
5:00 PM	-	Council-Manager dinner · Sites for Law Enforcement Center
6:30 PM		Citizens Hearing
7:00 PM		Council Meeting

ITEM NO.

1. Invocation by Dr. Doug Reisner, Unitarian Church of Charlotte.

2. Consider approval of minutes of the March 25 briefing, March 25 regular meeting, and April 1 Cultural Action Plan.

PUBLIC HEARING

3. A. Conduct a public hearing to abandon a portion of East Tenth Street.

   B. Recommend adoption of a resolution to close a portion of East Tenth Street.

Abandonment
Petitioner: The Charlotte-Mecklenburg Board of Education
Right-of-Way to be Abandoned: A portion of East Tenth Street
Location: Off North Brevard Street
Reason: To incorporate the right-of-way into the adjoining lots for public school purposes.

Clearances
Private utility companies - No objection.
Earle Village Residents Organization - No response (notified by certified mail).

City departments - Review has identified no apparent reason this closing would:

1. Be contrary to the public interest; or
2. Deprive any individuals owning property in the vicinity of East Tenth Street of reasonable engress and egress to his property as outlined in NCGS 160A-299.

A map is attached.

Staff Resource: Bob Wilson

Attachment No. 2

4. A. Conduct a public hearing to abandon a portion of an alleyway off Westwood Avenue.

B. Recommend adoption of a resolution to close a portion of an alleyway off Westwood Avenue.

Abandonment
Petitioner: Mr. and Mrs. Olin Dee Gainey
Right-of-Way to be Abandoned: A portion of an alleyway
Location: Off Westwood Avenue
Reason: To incorporate the right-of-way into adjoining lots thereby being able to provide proper maintenance and security for adjoining business.

Clearances
Private utility companies - No objection.
Wilmore Neighborhood Organization - No response (notified by certified mail).
City departments - Review has identified no apparent reason this closing would:

1. Be contrary to the public interest; or
2. Deprive any individuals owning property in the vicinity of this alleyway of reasonable engress and egress to his property as outlined in NCGS 160A-299.

A map is attached.

Staff Resource: Bob Wilson

Attachment No. 3

5. A. Conduct a public hearing to abandon a portion of Heywood Avenue and an alleyway.

B. Recommend adoption of a resolution to close a portion of Heywood Avenue and an alleyway.

Abandonment
Petitioner: First Union National Bank of North Carolina and Mr. Billy Shaw Howell, Jr.
Right-of-Way to be Abandoned: A portion of Heywood Avenue and an alleyway
Location: Between Bullard Street and Joy Street
Reason: To incorporate the right-of-way into the adjoining lots for future sale.

Clearances
Private utility companies - No objection.
Westerly Hills/Ashley Park Organization - No response (notified by certified mail).
City departments - Review has identified no apparent reason this closing would:
1. Be contrary to the public interest; or
2. Deprive any individuals owning property in the vicinity of Heywood Avenue and an alleyway of reasonable ingress and egress to his property as outlined in NCGS 160A-299.

A map is attached.

Staff Resource: Bob Wilson

Attachment No. 4

6. A. Conduct a public hearing on the proposed FY92 Operating Budget, FY93 Operating Budget Plan, and the FY92-96 Capital Improvement Program.

Public Hearing: The North Carolina Local Government Budget and Hearing Fiscal Control Act requires that a public hearing be conducted to give citizens the opportunity to make suggestions and comments on the proposed budget.

The proposed operating and capital budgets will be presented to Council on May 9. Budget workshops are scheduled during May to review the budget.

Staff Resource: Vi Alexander

VOTE ON CONSENT ITEMS

7. Agenda items 12 through 33 may be considered in one motion except for those items removed from the consent agenda as a result of a Council member making such a request of the City Clerk prior to the meeting.

Staff Resource: Pam Syfert

POLICY

8. Consider a change in the Memorandum of Understanding for Transportation Planning for the Charlotte Urbanized Area and direct the City's representative to the Metropolitan Planning Organization on this matter.

MPO Weighted Vote

The Charlotte-Mecklenburg Metropolitan Planning Organization (MPO) has discussed the origin of its weighted vote structure and other provisions of the Memorandum of Understanding at its February 20 and March 20 meetings. A chronology of key events preceding these discussions is attached.

Council Direction

The City's MPO representative will need Council direction to vote on the following motion at the MPO's May 15 meeting:

"That we (MPO) endorse a change to the voting process for the Charlotte- Mecklenburg Metropolitan Planning Organization, that any road alignment, road construction, interchange or addition to the thoroughfare plan that is within any municipal boundary or within the sphere of influence of any municipality in Mecklenburg County, and that jurisdiction opposes one or more alignments of that road or road plan, that in order to override that opposition a three-quarters (3/4) vote using the existing weighted vote be required."

An advantage of this motion's passage is:

- The City of Charlotte will have veto power on any project within its corporate limits or sphere of influence.

Disadvantages of the approval of the motion include:

- Segments of a key regional road could be omitted from the MPO-adopted Thoroughfare Plan if a municipality objects.

- Charlotte's influence on regional transportation issues will be reduced even further than what was provided under the compromise of Governor Hunt's weighted vote system.

Staff Resource: Julie Burch

Attachment No. 5

9. Recommend adoption of resolutions of support for the World Cup Carolinas Venue Bid Committee's bid to host World Cup Soccer in Charlotte in 1994.

World Cup Soccer 1994

The Charlotte Convention and Visitors Bureau and the Carolina's Partnership is spearheading an effort to bring World Cup Soccer competitions to Charlotte in 1994. Attached is a letter from the Charlotte Convention and Visitors Bureau.

- They are bidding on first and second round games that would bring two to three weeks of World Cup Soccer competition to Charlotte.

- The bid proposal is contingent upon the construction of the NFL stadium as that is the proposed site for the games.

- Richardson Sports is a partner in the bid proposal.

City Support

As a major international sporting event, World Cup Soccer requires the cooperation of local governments in order to be a success. Specific services needed include: security, traffic control, fire safety enforcement, police escorts, and airport hospitality area.

The proposed resolutions:

- Commit the City, upon designation of Charlotte as a 1994 World Cup site, to develop a plan that provides all necessary governmental services,

- Commit the World Cup Carolina's Venue Bid Committee to raise private funds to pay for the City services included in the plan,

- Do not commit any City funds for these services.

The proposed resolutions are attached.

Staff Resource: Tom Flynn

Attachment No. 6

10. Recommend approval of (1) the Final Statement of Community Development Objectives and Projected Use of Funds and (2) filing the application with HUD for Community Development Block Grant (CDBG) funds for FY92 of $3,751,000, program income of $1,243,523 and recaptured Federal funds of $33,000 for a total of $5,027,523.

CDBG — Council approval is required in order to apply for CDBG funds.

FY'92 Grant — The Final Statement is attached and provides detailed information on the proposed use of Community Development Block Grant funds. Principal elements of the FY92 grant revenues and expenditures are also attached.

Grant Emphasis — The grant application emphasis is on preservation of the existing housing stock through housing rehabilitation by providing low interest loans to assist lower income families.

- Housing support services are being offered through housing counselling and relocation assistance.

- Neighborhood development emphasis will be placed on acquisition, home ownership, down payment assistance and replacement housing.

- The grant application allows the current funding level towards providing remedial/tutorial assistance to youth of lower income families.

Preservation of the existing housing stock through code enforcement is also a major program component of Community Development; the General Fund provides the funding. The proposed code enforcement budget for FY92 is $1,121,594.

Staff Resource: Del Borgsdorf

Attachment No. 7

BUSINESS

11. Recommend a two-year contract with Yellow Cab Company of Charlotte, Inc. for operating demand-responsive services for the transportation-disadvantaged on nights, weekends, and holidays.

Special Transportation

Federal regulations require the City to provide demand-responsive service to the City's transportation-disadvantaged. These are persons with a disability which prevents use of Charlotte Transit. Since 1988, Special Transportation Service (STS) has contracted night, weekend and holiday service to disabled citizens. A list of key points follows:

- In 1989 the Greater Charlotte Transportation Company declined to extend its contract for night, weekend, and holiday service.

- Executive Transportation Service operated the service on an interim basis and was awarded a two-year contract beginning August 27, 1990.

- The City terminated its contract with Executive Transportation effective May 15, 1991.

The termination resulted from these contract failures:

- Executive Transportation's 1990 contract proposal indicated a merger with Pony Express Transportation Systems (a firm with extensive experience in disabled transportation). The merger never occurred and promised technical assistance was not provided.

- Executive Transportation did not provide the required wheelchair accessible vehicles as called for in the contract.

- Executive Transportation was assessed 186 penalties, deducting $3,450 from their invoices. STS received 62 passenger complaints on Executive Transportation's performance, including poor equipment, late trips and missed trips.

- As a result of terminating the contract with Executive Tranpsortation, a new Request for Proposals was issued.

- Three firms, Family Transportation, Flag Cab and Yellow Cab Company of Charlotte, submitted proposals to operate night, weekend and holiday service beginning May 15, 1991.

Yellow Cab

The Proposal Review Committee - made up of representatives of the Transportation, Budget and Evaluation, and Purchasing Departments - met on April 15 and discussed the merits of the proposals received.

The committee unanimously recommended award of a contract to Yellow Cab Company of Charlotte at a cost of $20.99 per client (not to exceed an annual cost of $305,000) during the first year and a price of $21.99 per client (not to exceed an annual cost of $330,000) during the second year.

Yellow Cab Company's price of $20.99 per client/per trip is lower than the current price being charged by Executive Transportation of $21.99 per trip and lower than the cost for which STS could operate the cost per client trip.

This recommendation was based on Yellow Cab's superior rating in six evaluative categories as shown by Attachment 1.

Funding: STS operating budget.

Clearances: Transportation, Budget and Evaluation, and Purchasing Departments

Staff Resource: Julie Burch

Attachment No. 8

CONSENT

BUDGET ORDINANCE

12. Recommend adoption of a budget ordinance appropriating $500,000 to the Convention Center project account.

Convention Center Project: On April 22, 1991, Council approved installment purchase financing for the Convention Center project. The project architect and construction manager were instructed to restart their work on this project. Sufficient funds were available to pay for these services through May 13, 1991.

Council Action: This action will appropriate $500,000 to the existing Convention Center account to cover the expenses for the architect and construction manager from now until the end of June, 1991. Cash in hand from the bond sales is expected in late June or early July, 1991.

Funding: Funds will be available from the 3% hotel/motel tax revenue as authorized for this project by the N.C. Legislature and as enacted by Mecklenburg County. All dollars which have been advanced for the Convention Center will be reimbursed once the financing is in place.

Clearances: This action has been reviewed and approved by the Finance Department, Budget and Evaluation, and the Engineering Department.

GRANT AMENDMENT

13. Recommend the following actions related to an FAA grant: (1) Rescind a resolution adopted on March 25, 1991 approving Federal Aviation Grant (3-37-0012-07) and related budget ordinance; (2) adopt a resolution approving a revised Amendment Number 2 to Federal Aviation Administration Grant (3-37-0012-07) and, (3) adopt an ordinance appropriating grant monies of $125,028 to complete the project.

FAA Grant	On March 25, 1991 Council adopted a resolution and budget ordinance accepting an FAA grant of $125,028 which increased a previous grant of $2,391,000 to provide the federal share of additional costs incurred with land acquisition and obstruction removal for runway 36R clear zone, construction of Concourse A ramp, construction of expansion of Concourse D ramp, and connector taxiway.
Admend-ment	Because of an error in the FAA grant amendment document, the action Council took on the 25th needs to be rescinded, and a new resolution adopted. There is no change in the funding amounts.
Funding	Council has previously appropriated the anticipated proceeds of the grant and 1985 Revenue Bonds to cover the City's share of project costs. The City's share is debt-serviced by the airlines through landing fees under the terms of their lease agreement.
Clearances	The Federal Aviation Administration and the airlines concur in this project.

BID LIST

14. Recommend adoption of the bid list as shown. The following contract awards are all low bid and within budget estimate unless otherwise noted. Each project or purchase was authorized in the annual budget.

A. Carmel Road Add-A-Lane — Engineering

Recommendation: By the City Engineer that the low bid of $90,621.83, as submitted by Ferebee Corporation, be accepted for award on a unit price basis.

Project Description: This project provides for the widening of Carmel Rd. at Knapdale Ln., Millpond Rd., and Moorland Dr. to allow for turn lanes and acceleration lanes.

Estimated Cost:	$110,000.00	
Low Bid:	90,621.83	
Difference:	$ 19,378.17	(18%)

Source of Funding: General Capital Improvement Program - (CUTRATE Program - Powell Bill Funds)

B. Cast Iron or Ductile Pipe — Charlotte-Mecklenburg Utility Department

Recommendation: By Purchasing Director and Utility Director that the low bid, U. S. Pipe & Foundry Company, Birmingham, Alabama, in the amount of $204,945.00, be accepted for award of contract on a unit price basis.

Project Description: Cast iron or ductile pipe is used by the Utility Department to extend and repair the water distribution system.

Source of Funding: Water and Sewer Operating Fund - (Water Distribution - Inventory)

C. Fiberglass Washwater Troughs — Charlotte-Mecklenburg Utility Department

Recommendation: By Purchasing Director and Utility Director that the low bid, Jim Myers & Sons Inc., Charlotte, N. C., Charlotte, N. C., in the amount of $59,904.00, be accepted for award of contract.

Project Description: Fiberglass washwater troughs are used during the water treatment process to divert water. They improve the method of washing filters and reduce the loss of filter material which includes various layers of charcoal, sand, etc.

Source of Funding: Water and Sewer Operating Fund - (Maintenance and Repair of Franklin Water Treatment Plan)

D. Sanitary Sewer Construction 1991 Spring Contract #2 - Street Main Extensions — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by R. H. Price, Incorporated of Charlotte, North Carolina in the amount of $519,774.05 be accepted for award of contract on a unit price basis.

Project Description: Construction of this contract would extend sewer service to residences which have been determined to be public health hazards and/or to residences/ businesses which have requested connection to the City's sewer system.

Source of Funding: Water and Sewer Operating Fund - (Sewer Tapping Privilege Fee). Water and sewer Capital Improvement Fund - (Street Maintenance Extensions for Public Health Protection.)

E. Automatic Door Replacement — Aviation

Recommendation: The Aviation Director recommends that a contract in the amount of $189,657.00 be awarded to the low bidder, Jenison Associates, Inc.

Project Description: This contract provides all equipment and labor associated with the replacement of the automatic doors at Charlotte/Douglas International Airport. Existing doors were installed in 1982 and need to be replaced due to age and continuing maintenance problems.

Source of Funding: 1985 Airport Construction Fund - (Passenger Terminal Complex)

F. Electronic Meter Reading System — Charlotte-Mecklenburg Utility Department

Recommendation: By Purchasing Director and Utility Director that the Alternate Bid, Husky Computers, Inc., Clearwater, Florida, in the amount of $155,834.00, be accepted for award of contract.

Project Description: The electronic meter reading system allows the daily use of hand-held computers to record all water meter readings taken throughout the CMUD system. This will replace the system which includes PC, software, battery charging equipment, and thirty-six hand-held computers.

Bid Summary:

Husky Computers, Inc.	Clearwater, Fl.	Alt. Bid	$155,834.00
Husky Computers, Inc.	Clearwater, Fl.	Base Bid	165,310.00
Network Computing Corp.	Charlotte, N.C.	Base Bid	187,265.00

Other Bids Received Not Meeting Specifications:

Datamatic, Inc. Richardson, Tx. $118,650.00

This vendor offered a hand-held computer with a capacity of 1,200 readings with a 90 character record length. The specifications called for 240 character length.

Network Computing Corp. Charlotte, N.C. Alt. #1. $165,971.00

The personal computer offered in this proposal which operates the system can only communicate with two hand-held computers simultaneously, rather than four as required in the specifications.

Network Computing Corp. Charlotte, N.C. Alt. #2. $185,258.00

The hand-held computer offered in this proposal has a capacity of 750 - 850 readings. The specifications called for 1,000 minimum.

Additional Information Concerning the Datamatic, Inc. Proposal:

- The hand-held computer has a capacity of only 128,000 characters of memory (the current system has a capacity of 256,000 characters of memory), and can hold approximately 1,200 readings with a record length of 90 characters each. The specifications require a 240 character record length which is necessary to handle our present and future applications. Using this length yields

a capacity of only 450 accounts, which will not meet our needs. Minimum capacity has to be 1,000 records of 240 characters each.

- System lacks some required reporting capabilities, primarily those concerning system operations.

- System can only load/unload two hand-held computers simultaneously without degrading transmission time. Specifications require four.

- Proposed system installation and training schedule is to be completed in three days; this time period is insufficient to provide the in-depth training required. Additional training costs $1,000 per day plus expenses.

- Maintenance cost for the Datamatic, Inc. System will be approximately $5,600.00 higher per year than the Husky's alternate bid being recommended.

Source of Funding: Water and Sewer Operating Fund - (Shop Machinery and Equipment)

CONTRACT

15. Recommend approval of a contract with Hazen and Sawyer, P.C., to design a sanitary sewer outfall to supplement or replace the existing Four Mile Creek Outfall between McAlpine Creek and Providence Road for a cost not to exceed $372,500.

Four Mile Creek Outfall

The Four Mile Creek parallel outfall project provides for the construction of a sewer outfall parallel to the existing Four Mile Creek outfall from McAlpine Creek to the Providence Road area.

The need for the project is based on the increase in development in the Matthews-Pineville corridor and the size of the existing line and the flat grade.

Recommended Contract

Using the Council approved selection process, Hazen and Sawyer, P.C. is recommended to evaluate the alternative concepts, to recommend a specific concept and outfall alignment, and to design the project following concept approval. The contract is not to exceed $372,500.00.

Funding Four Mile Creek Parallel Outfall Capital Account.

Clearances The Utility Director

AGREEMENT

16. Recommend approval of an agreement with Black & Veatch for $114,807 for engineering services for the Plaza-Shamrock Neighborhood Stormwater Repair Project - Petition II.

Plaza-Shamrock Drainage

- The Engineering Department conducted an investigation of drainage problems in the Plaza-Shamrock neighborhood.

- Due to the size of the project and the number of properties within the drainage basin, the improvements were divided into two petitions making two separate projects. (Petition I and II)

- On September 24, 1990, Council authorized the storm drainage improvements in the Plaza-Shamrock neighborhood.

- Petition I will not be constructed at this time because sufficient signatures were not gathered. The petition was returned to the neighborhood representative on March 13, 1991 giving her a six-month extension to obtain the necessary signatures.

- Sufficient signatures for assessment were gathered for Petition II.

- Using the Council-approved consultant selection process, CH2M Hill Southeast, Inc. was originally recommended to provide engineering services for Petition II.

- Negotiations were unsuccessful in reaching an agreeable fee. Therefore, negotiations were terminated with CH2M Hill Southeast, Inc. and opened with Black & Veatch, the number two firm chosen by the selection committee.

- Black & Veatch is recommended to provide engineering services for Petition II at a cost of $114,807 including design services, survey, geotechnical, and bid phase for the project.

Funding: Storm Drainage Repair Capital Account.

Clearances: The contract has been reviewed by appropriate City Engineering Department staff and the City Attorney's Office.

CONTRACT ADMENDMENT

17. Recommend approval of an amendment to contract with Bio Gro Systems, Inc. to remove and land apply sludge from polishing pond at McAlpine Creek Plant, and adoption of a budget ordinance to appropriate $1,044,850 for the contract amount.

Sewer Line Overflows: Rainfall induced overflows on sewer lines leading to McAlpine Creek Wastewater Treatment Plant have been a continuing problem. One part of the solution is to convert one existing polishing pond into a flow equalization basin.

- An equalization basin will store excess waste water for treatment at a later time.
- The existing polishing pond contains approximately 25 million gallons of sludge which must be removed.
- This contract amendment will provide for the removal and disposal, by land application, of this sludge.
- Unit costs are set at current contract prices for removal and disposal and for contractor equipment mobilization/demobilization.

Funding: This action will transfer $1,044,850 from the McAlpine Creek Treatment Plant Expansion Capital Account to Flow Equalization - McAlpine Creek Plant Capital Account.

Clearances: Utility Director.

18. Recommend approval of amendments to three contracts for providing multi-family residential refuse collection services: (A) Browning-Ferris Industries; (B) Container Corporation of Carolina; and (C) Waste Management of Carolinas, Inc.

Multi-Family Service for 16 Complexes

On February 4, 1991, City Council elected to pay economic loss to private solid waste collection firms that provide services to single family residences in the annexation areas. In addition to the single family residences, there are 16 multi-family complexes in the annexation areas. In accordance with current practice, it is recommended that the City contract with the three solid waste collection firms that are currently servicing these complexes to continue providing service.

- Browning Ferris Industries - 3
- Container Corporation of America - 12
- Waste Management of Carolina, Inc. - 1

Approval of these amendments to the existing contracts with BFI, CCC, and WMC will allow the companies to provide solid waste collection services in the annexation areas for a two year period at the rates established in the current contracts, as required by the State statute. At the end of the two year period, service will continue under the existing contracts.

Funding

Funding is available in the Solid Waste Services FY92 Operating Budget.

Clearances

Solid Waste Services Department, City Attorney's Office, City Manager's Office.

AGREEMENT AMENDMENT

19. Recommend approval of Amendment No. 1 with Post, Buckley, Schuh and Jernigan, Inc. for $105,000.00 to provide engineering services for the Add-A-Lane Program Management Project.

Agreement: Engineering Services for 63 Add-A-Lane Projects

Company: Post, Buckley, Schuh and Jernigan

Date Approved: May 29, 1990
Amount: $200,000
Amendment: $105,000

- The original contract provided sufficient funds for design and construction administration on as many of the projects as possible in ten to twelve months.

- Construction on three of the original 63 projects has been completed.

- The consultant is currently working on 29 projects. Sufficient funds to complete six of these remain in the original contract.

- Amendment No. 1 will allow for the completion of design and construction administration for the remaining 23 projects the consultant is working on. The amendment will also provide for the preparation of a planning report for 21 additional projects.

- The design and construction administration of these additional 21 projects as well as the complete engineering services for the remainder of the original 63 will be completed in-house.

Funding CUTRATE Transportation Program Capital Account.

Clearances This agreement has been reviewed by the Attorney's Office and the Engineering Department.

CHANGE ORDERS

20. Recommend approval of Change Order #2 for $60,131.60, to the Shamrock Drive widening contract with Crowder Construction Company.

Contract: Shamrock Drive Widening from Eastway Drive to Sharon Amity Road
Contractor: Crowder Construction Company
Date Approved: November 13, 1990
Amount: $2,605,940.00
Change Order: $ 60,131.60

Change Order — The additional work is required due to:

- Unforseen utility conflicts which resulted in relocations and additional traffic control measures.
- Overruns of some contract quantities as a result of an estimating error by the consulting firm.

Funding — Shamrock Drive Widening and Relocation of Water Mains in Widened Streets Capital Accounts

21. Recommend approval of Change Order #1 for $117,755.50, to the contract with Dickerson Carolina for construction of a 30" water main at Carmel Road and Colony Road.

Contract: Colony Road Extension, Phase I
Contractor: Dickerson Carolina
Date Approved: August 27, 1990
Amount: $1,502,312
Project: Extension of and improvements to Colony Road from south of Fairview Road to Carmel Road. Improvements also to Carmel Road and Sharon View Road

Change Order — CMUD plans to construct a 30" water main along Carmel Road in FY 92-93. By constructing the segment of the water main at Carmel Road and Colony Road now, tearing up and reconstructing the new roadway can be avoided.

Funding — Water Main Along Sardis Road Capital Account

Clearances — Engineering and Utility Departments.

CITY CODE AMENDMENT

22. Recommend adoption of a ordinance to amend Chapter 13 of the City Code to conform to changes made by the North Carolina Assembly in the Business Privilege License Tax.

General Assembly Amendments — The General Assembly will from time to time make changes to the State Business Privilege License Tax laws which require conforming changes to the

City's Business Privilege License Tax provisions. During the 1990 session, the General Assembly amended G.S. 105-62 to provide a $25.00 minimum and a $42.50 maximum for business license taxes on restaurants. Under the old law the minimum was the same but the maximum was $.50 per seat with no cap. The County Tax Office has estimated that this change will result in a $4,000 loss of revenue for the City annually.

Council Action: This action will amend Chapter 13 of the City Code to amend section "320 Restaurant" to conform to State law.

Clearances: Legal and Finance.

MUNICIPAL AGREEMENT

23. Recommend approval of a municipal agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) for construction of the Charlotte Outer Loop from the interchange with NC 51 to the future interchange with Johnston Road Extension/US 521 Connector.

Outer Loop: The NCDOT will soon be constructing the next segment of the Charlotte Outer Loop from NC 51 to the future Johnston Road Extension/US 521 Connector interchange. The agreement outlines the responsibilities of both the City and NCDOT for providing adequate traffic control, construction or relocation of streets and sidewalks, and the adjustments or relocation of any privately or publicly owned utilities during construction of the project.

Funding: Any cost which the City is obligated to pay will be covered through a separate utility agreement and funded through Water and Sewer Capital Accounts for relocation of mains for street improvements.

Clearances: Plans for the construction project have been approved by the Charlotte Department of Transportation (CDOT), the City Engineering Department, and the Charlotte-Mecklenburg Utility Department. The agreement and resolution have also been approved as to form by the City Attorney's Office.

LOAN AMENDMENT

24. Recommend approval of a fifth amendment to the City's loan agreement with Hoskins Mill Associates Limited Partnership which will not change the amount of the loan but will increase the amount which is subordinate to First Union's loan from $350,000 to $450,000.

Council Action

Hoskins Mill Associates Limited Partnership is requesting that the City approve a fifth amendment to the City's loan agreement with Hoskins Mill Associates Limited Partnership to further subordinate the City's Innovative Housing loan of $2,355,000 to First Union National Bank's new loan commitment of $450,000. This request will not change the City's lien position but authorizes an increase of $100,000 in First Union National Bank's loan as shown in the attachment.

It is intended that the new bank loan be paid back from future installments of equity received from tax credit equity payments rather than from operating cash flow. The City's loan is adequately secured; the tax value on these properties is $5,280,520.

Update

First Union National Bank, as the first mortgage lender and as escrow agent for the City's loan, began to document the unfunded cash flow shortage which substantiated that material suppliers and subcontractors were not being paid. These creditors filed liens against the project. The City and First Union subsequently withheld any further construction advances to the developer from November 1990 to the present. The City then requested a plan from the developer to outline how the project would be completed and how the creditor liens would be satisfied.

Since that time, First Union National Bank has been negotiating with the developer to determine the amount of funds needed to finish the project and pay the creditors. As a result, a firm commitment letter has been issued to the developer, Hoskins Mill Associates Limited Partnership, for $450,000 for completing the project; and the developer has accepted the commitment. In addition, $262,000 of undisbursed funds remaining between the City's and First Union's pre-existing loans will be disbursed by

the bank to ensure project completion. A copy of First Union National Bank's commitment letter is attached.

Funding No new funds requested.

Clearances Community Development Department.

Attachment No. 9

REHABILITATION LOAN

25. Recommend approval of a loan agreement with Elaine M. Sinclair for $55,000 to purchase one of the Grier Heights Economic Foundation homes at 3513 Ellington Street.

Detailed information is attached.

Borrower	Property Address	Amount	Term	Rate	Type of Asst.
Elaine M. Sinclair	3513 Ellington St.	$25,432	20 Yrs.	3%	Loan
		$29,568		0%	Deferred Payment Loan

Funding Community Development Block Grant funds.

Clearances The loan application has been reviewed by the Community Development Department and all criteria to qualify for financial assistance have been met by the applicant in accordance with the requirements outlined in the Community Development Standard Rehabilitation Loan and Grant Program.

Attachment No. 10

ENCROACHMENT AGREEMENT

26. Recommend adoption of a resolution authorizing an encroachment agreement with Norfolk Southern Railway Company for construction of Arrowood Road grade crossing.

Encroachment The City is widening the intersection of Arrowood Road and South Boulevard. As part of the roadway

Agreement — construction, the grade crossing will also be widened.

City Council is asked to adopt a resolution which will finalize the approval of the City's request to encroach on Norfolk Southern Railway Company's right-of-way. The estimated cost associated with the grade crossing is $103,500.

Funding — Intersection Improvements Capital Account.

Clearances — Department of Transportation, Insurance and Risk Management Agency, and Engineering/Real Estate concur with this request.

STORM DRAINAGE

27. Recommend adoption of a resolution to repair the storm drainage system at 2145 Highland Street and assess a portion of the cost to the involved property owners in accordance with the Storm Drainage Repair Policy.

Location of Drainage Problem: 2145 Highland Street.

Ranking: High Priority

Improvements Made: Replacing approximately 165 feet of 15-inch pipe with 36-inch pipe and excavating a new open channel approximately 200 feet long with varying depth and cross-sections.

Total Cost of Repairs: $45,400.00

City's Cost: City pays for all improvements in the street right-of-way ($4,400.00) and four-fifths on private property ($32,800.00), for a total of $37,200.00.

Involved Property Owners' Cost: One-fifth of improvements on private property, $8,200.00

Hearing Requirements: No public hearing is required since all involved property owners signed the petition.

Funding: Storm Drainage Repair Capital Account.

STREET ABANDONMENT

28. Recommend adoption of a resolution to withdraw from dedication an unnamed street off Oglukian Road.

Street Abandonment: According to North Carolina General Statute 136-96, a right-of-way not utilized as a roadway within 15 years of its dedication can be abandoned through the recording of a Declaration of Withdrawal.

An unnamed street off Oglukian Road meets the requirements of this Statute.

The petitioner, Raymond L. Oglukian and wife Mary W. Oglukian obtained confirmation from the City Engineering Department that this street is not part of a proposed street plan. The petitioner also provided information that there are not any utilities located within these rights-of-way.

Clearances: The City Engineering Department verifies that this street is not to be utilized in a street plan.

A map is attached.

Attachment No. 11

SET PUBLIC HEARINGS

29. A. Recommend adoption of a resolution of intent to abandon a portion of Hutchison-McDonald Road and set a date for a public hearing for June 10, 1991.

B. Recommend setting a public hearing for Jun 10, 1991 to obtain the view of citizens on a proposed ordinance to amend the Charlotte Housing Code.

SETTLEMENT

30. Recommend adoption of a motion entering into the minutes the general terms of the settlement reached in the Query lawsuit as required by the North Carolina Open Meetings Law.

Settlement — The North Carolina Open Meetings Law provides that if a public body has considered a settlement in executive session, the terms of that settlement must be reported to the public body and entered into its minutes within a reasonable time after the settlement is concluded. The purpose of this request is to comply with these requirements of the State Open Meetings Law.

Council Action — Recommend that the City Council adopt the following motion:

Move that the City Council accept a report from the City Attorney with regard to the settlement reached in the Query lawsuit and that general terms of that settlement be entered into the minutes of the meeting. An executive session was held on March 18, 1991 at which time the City Council approved settlement of the City v. Query case, a condemnation action involving property located at the corner of Hawthorne Lane and Central Avenue. The settlement authorized total payment of $108,000 to the property owners for the real property and improvements acquired in the condemnation action for the Central Avenue/Hawthorne Lane Intersection Improvement Project.

Funding — Central Avenue/Hawthorne Lane Intersection Improvement Project Account.

Clearances — City Council; City Attorney's office.

TAX REFUND

31 Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $15,340.22 which were assessed through clerical error or illegal levy against 4 tax accounts.

CONDEMNATION RESOLUTION AMENDMENT

32 Recommend adoption of an amended resolution authorizing further condemnation proceedings for the acquisition of certain real property owned by Melvin F. Graham & Terri P. Graham Park/Johnston Road Widening-Phase I Project.

Council Action: Approve the amended resolution and the expenditure of additional funds of $26,950 for compensation to the property owner.

Condemnation:

- On December 11, 1989, City Council adopted a resolution authorizing condemnation proceedings against the property owned by Melvin F. Graham & Terri P. Graham for the appraised amount of $61,000.00.
- During construction, it was discovered that additional land was needed to widen the road and to accommodate a permanent down guy easement. The change in areas are described on the amended resolution.
- Compensation has also increased from $61,000 to $87,950 as a result of the increased land areas as well as severance damages as determined by a revised appraisal to reflect damages after construction.

Funding: Park Road Widening Capital Account.

Clearances: The Legal Department requests this approval in order to proceed with the eminent domain process.

PROPERTY TRANSACTIONS

33. Recommend approval of the following property transactions and adoption of the condemnation resolutions.

1. Project: F.A.R. Part 150 Land Acquisition
   Owner(s):J. P. Martin and wife Nell Jean
   Property Address: 3116 Moores Lake Dr. Charlotte, NC 28214
   Property to be acquired: .701 acres
   Improvements: 2 bdrm, 2 bath, brick, ranch house
   Price: $80,000.00
   Remarks: Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act

1970. Owners eligible for relocation benefits. Acquisition eligible for Federal Aviation Administration reimbursement.

2. Project: F.A.R. Part 150 Noise Compatibility Program - Residential Purchase
Owner(s): Ellen H. Griffin
Property Address: 7401 Whippoorwill Dr., Charlotte, NC 28214
Property to be acquired: 1.148 acres and 1.079 acres
Improvements: 3 bdrm, 2 bath, split level house
Price: $97,500.00
Remarks: Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970. Owners eligible for relocation benefits. Acquisition eligible for Federal Aviation Administration reimbursement.

3. Project: Airport Master Plan Acquisition - Paul Brown Blvd.
Owner(s):Elbert G. Brown and wife Barbara B.
Property Address: *Paul Brown Boulevard (vacant land)
Property to be acquired: 1.273 acres
Improvements: vacant land
Price: $70,000.00
Remarks: Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970. Owners eligible for relocation benefits. Acquisition eligible for Federal Aviation Administration reimbursement.

4. Project: F.A.R. Part 150 Land Acquisition
Owner(s):Wayne A. Carriker and wife Jane L.
Property Address: 7617 Whippoorwill Dr., Charlotte, NC 28210
Property to be acquired: 2.979 acres
Improvements: 3 bdrm, 2 bath, ranch house
Price: $106,000.00
Remarks: Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970. Owners eligible for relocation benefits. Acquisition eligible for Federal Aviation Administration reimbursement.

5. Project: F.A.R. Part 150 Noise Compatibility Program - Residential Purchase
Owner(s): Everett E. Richardson and wife Sue W.
Property Address: 6448 Shoreline Dr., Charlotte, NC 28214
Property to be acquired: .694 acres
Improvements: 3 bdrm, 2 bath, ranch house

Price: $80,000.00
Remarks: Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970. Owners eligible for relocation benefits. Acquisition eligible for Federal Aviation Administration reimbursement.

6. Project: Park/Johnston Road Widening, Phase II, Segment III
Owner(s): Quadriga Associates
Property Address: 6624 Walsh Boulevard
Property to be acquired: 6,751 sq.ft. (0.1549 ac.) plus 892 sq.ft. (0.0205 ac.) of Temporary Construction Easement
Improvements: Landscaping, Lawn, Trees, Shrubs, Entryway to library, Signage
Price: $54,900.00
Remarks: None. Zoned: O-15 Use: Public Library with Leasehold interest

7. Project: Sardis Road Widening
Owner(s): Nina R. Palmer Prather
Property Address: 8325 Sardis Road
Property to be acquired: 7,478 sq.ft. (.172 ac.) Permanent Easement plus 6,299 sq.ft. (.145 ac.) of Temporary Construction Easement.
Improvements: Hardwood trees
Price: $13,578.00
Remarks: None. Zoned: R-12 Use: Single Family Residential

CONDEMNATIONS

1. Project: Park/Johnston Road Widening, Phase II, Segment III
Owner(s): MLH Income Realty Partnership II
Property address: 9911 Park Road
Property to be condemned: 13,466 sq.ft. (0.3091 ac.)
Improvements: Landscaped entrance median, brick ornamental walls, planters, signage, lights, landscaping, trees, shrubs, lawn, flowers, asphalt pavement
Price: $18,500.00
Reason for condemnation: City has made numerous calls to the owners in New York City since August, 1990 without reaching a mutual settlement. Condemnation is recommended so that project will not be delayed.
Zoned: R-12 MFCD Use: Multi-Family Development

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE May 7, 1991

TO Mayor Sue Myrick and
Members of City Council

FROM Martin R. Cramton, Jr.
Planning Director

SUBJECT: **WRAP-UP MEETING:** City Council Zoning Ordinance Decision Workshop - May 13, 1991

At the last meeting on the new zoning ordinance, several Council members indicated that they still had some outstanding issues on the new ordinance to discuss with the full Council. Therefore, a meeting has been scheduled for Monday, May 13, 1991 at approximately 4:30 P. M. in the Conference Center at the Government Center. The meeting which is prior to the Council's regular meeting is expected to last about an hour. Enclosed you will find an agenda which is based on my understanding of the remaining issues and an update on consensus decisions made thus far by the City Council and the County Commissioners.

If you have any questions about the upcoming workshop or need any resource materials, please call me or Stanley Watkins at 336-2205. I will look forward to seeing you next Monday.

Attachment

MRCJr./SDW:sdw

cc. Planning Commission
Del Borgsdorf, Assistant City Manager
Henry Underhill, Jr., City Attorney
Brenda Freeze, Deputy City Clerk
Robert Brandon, Zoning Administrator
Other Interested Parties (Building Coalition, Chamber and Community Issues Council

CITY COUNCIL WORKSHOP
ON
NEW ZONING ORDINANCE

Monday, May 13, 1991
Conference Center
Charlotte-Mecklenburg Government Center

AGENDA

I. Outstanding Issues

- o Residential Flexibility Clarification (Ann Hammond)
- o Group Home Siting (Roy Matthews)
- o Boarding Houses - Owner-occupant Requirement (Dan Clodfelter)
- o Excessive Off-Street Parking in Residential Areas (Dan Clodfelter)
- o Noise, Fumes and Odor and Vibration Standards (Dan Clodfelter)
- o Sight Distance Triangle (Dan Clodfelter)
- o Time period for appealing administrative decisions by the Zoning Administrator (Dan Clodfelter)
- o Other Issues

II. Next Meeting -- Conference Meeting with the County Commissioners, Wednesday, May 22, 1991 from 3:00 to 5:00 P.M. in the Conference Center

ACTIONS OF THE CITY COUNCIL AND THE BOARD OF COMMISSIONERS ON THE NEW ZONING ORDINANCE AS OF APRIL 24, 1991

The following is a summary of the consensus decisions from the City Council and Board of Commissioners workshops held thus far on the new zoning ordinance.

CHAPTER 1: PURPOSE AND APPLICABILITY	CITY COUNCIL	COUNTY COMMISSION
ISSUE: *Amendment of Zoning Maps (Section 1.104)*		
DECISION: Consensus to add the additional language	✓	✓ VOTE 7 - 0
CHAPTER 3: DECISION-MAKING AND ADMINISTRATIVE BODIES		
ISSUE: *Consolidation of the City and County Boards of Adjustment (Section 3.301)*		
DECISION: Consensus for consolidation of City and County Boards of Adjustment.	✓	✓ VOTE 7 - 0
CHAPTER 6: AMENDMENTS		
ISSUE: *Initiation of amendment for Special Purpose Districts (Section 6 103)*		
DECISION: Consensus on changing Special Purpose Districts to Conditional Districts.	✓	✓ VOTE 7 - 0
ISSUE: *Third party rezonings (Former Section 6 107)*		
DECISION: Consensus on keeping a direct application.	✓	
DECISION: Consensus on requiring the extra-step application.		✓ VOTE 7 - 0
ISSUE: *Requirements for Traffic Impact Study (Section 6 203)*		
DECISION: Consensus to make traffic impact studies mandatory.	✓	
DECISION: Maintain the current voluntary procedure for traffic impact studies.		✓ VOTE 7 - 0

		CITY COUNCIL	COUNTY COMMISSION
ISSUE:	*Standards for Traffic Impact Study (Section 6 203)*		
DECISION:	Consensus to adopt the 2,500 average annual daily traffic generation or any increase in traffic on an adjacent street by 10% as recommended by C-DOT and to amend the existing language to include the administrative flexibility to waive portions or reduce the scope of study as well as to waive the study in its entirety.	✓	NOT YET ADDRESSED
ISSUE:	*Action of Governing Bodies (Section 6 110)*		
DECISION:	Consensus to retain the list of criteria	✓	
DECISION:	Consensus to delete the list of criteria		✓ VOTE 7 - 0
ISSUE:	*Withdrawl of rezoning petitions (Section 6 107)*		
DECISION:	Consensus to allow withdrawals after public hearings at City Council's discretion.	✓	
DECISION:	Consensus to allow withdrawals after a public hearing, if there are substantial circumstances favoring the withdrawal.		✓ VOTE 7 - 0
ISSUE:	*Effect of denial of petition (Section 6 111)*		
DECISION:	Consensus to consider changes in conditions within control of the petitioner	✓	✓ VOTE 7 - 0
ISSUE:	*Three year review (Section 6 208)*		
DECISION:	Consensus for discretionary review.	✓	✓ VOTE 7 - 0
ISSUE:	*Zoning Protest Petitions (Section 6 112)*		
DECISION:	Consensus to not extend protest petitions to the County.	DID NOT ADDRESS	✓ VOTE 7 - 0

		CITY COUNCIL	COUNTY COMMISSION
CHAPTER 7: NONCONFORMITIES			
ISSUE:	*Rebuilding nonconforming structures (Section 7 103 (7) (8) & 7.104 (3))*		
DECISION:	Consensus to allow rebuilding under the current ordinance standard	✓	✓ VOTE 7 - 0
ISSUE:	*Replacement of mobile home units (Section 7.103 (9))*		
DECISION:	Consensus to allow replacement of mobile home units	✓	
DECISION:	Deferred on this issue		✓ VOTE 7 - 0
CHAPTER 9: GENERAL DISTRICTS			
ISSUE:	*R-1 and R-2 Districts (Section 9 201 - 9 205)*		
DECISION:	Consensus to retain the R-1 district as an overlay, and eliminate the R-2 district.	✓	✓ VOTE 7 - 0
CHAPTERS 9, 10, 11 AND 12			
ISSUE:	*Development Standards*		
DECISION:	Consensus that development standards should be established for the most part based on the adjoining land use.	✓	
DECISION:	Standards should be established based on the adjoining zoning district		✓ VOTE 5 - 2
CHAPTER 9: GENERAL DISTRICTS			
ISSUE:	*By-right traffic impact studies (Sections 9 603, 9 703, 9 803)*		
DECISION:	No consensus was reached on this issue.	✓	
DECISION:	Consensus to not require by-right traffic impact studies.		✓ VOTE 7 - 0

		CITY COUNCIL	COUNTY COMMISSION
ISSUE:	*Limit on office in I-1 district (Section 9 1102)*		
DECISION:	Consensus to remove the limit on office development in the I-1 district from the new ordinance for the present and have staff come back with a text amendment at a later date to address the issue	✓	
DECISION:	Eliminate the standard of limiting the amount of office development in the industrial district.		✓ VOTE 7 - 0
ISSUE:	*Planned multi-family (Section 9 302 & 9.303)*		
DECISION:	Consensus to establish 12 dwelling units as the maximum requirement in a single building before planned multi-family review is required	✓	✓ VOTE 6 - 1
ISSUE:	*Floor area ratio credit for parking decks (Sections 9.505, 9 605, 9 705, 9 805 & 9.1105)*		
DECISION:	Consensus to accept a fifty percent (50%) credit for parking deck construction	✓	✓ VOTE 7 - 0
ISSUE:	*B-D district floor area ratio (Section 9 805)*		
DECISION:	Consensus to leave the B-D district in the ordinance and establish a F A R of 70 (City only· The staff will review the need for this district and make a recommendation at a future date)	✓	✓ VOTE 5 - 2
CHAPTER 11: SPECIAL PURPOSE DISTRICTS			
ISSUE:	*MX district density limitations (Section 11.206)*		
DECISION:	Consensus to limit the density in each phase of a multi-phase project	✓	✓ VOTE 7 - 0
CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY			
ISSUE:	*Intensity of plantings in buffers (Section 12 301)*		
DECISION:	Consensus to adopt the recommendation from the Planning Commission contingent upon staff developing additional flexibility requirements.	✓	

		CITY COUNCIL	COUNTY COMMISSION
DECISION:	Consensus to adopt the flexibility requirements recommended by Planning Staff which address planting requirements, and move all retail, shopping centers and restaurants under 50,000 square feet to the B class Buffer category.		✓ VOTE 7 - 0
ISSUE:	*Stormwater drainage (Section 12 601)*		
DECISION:	Consensus to maintain the current provisions addressing stormwater run-off.	✓	
DECISION:	Consensus to delay any changes in the stormwater and drainage requirements until the adoption of the new comprehensive stormwater ordinance		✓ VOTE 7 - 0
ISSUE:	*Yard requirements abutting residential (Section 12 102 (1))*		
DECISION:	Consensus to require only the setback to be compatible.	✓	✓ VOTE 7 - 0
ZONING DISTRICT CONVERSION			
ISSUE:	*Hospitals*		
DECISION:	Consensus for Planning Commission's suggestion to convert all hospitals to O-2 designation and the Planning Commission should initiate a rezoning for Presbyterian Hospital to O-3 to coincide as close as possible with the effective date.	✓	
DECISION:	Consensus to allow hospitals under prescribed conditions in the O-2 district subject to the requirements of a F.A.R. of 3.0. (Note Planning staff is to report back to the County Commission any problems they may see concerning the hospital conversion by May 22, 1991).		✓ VOTE 7 - 0

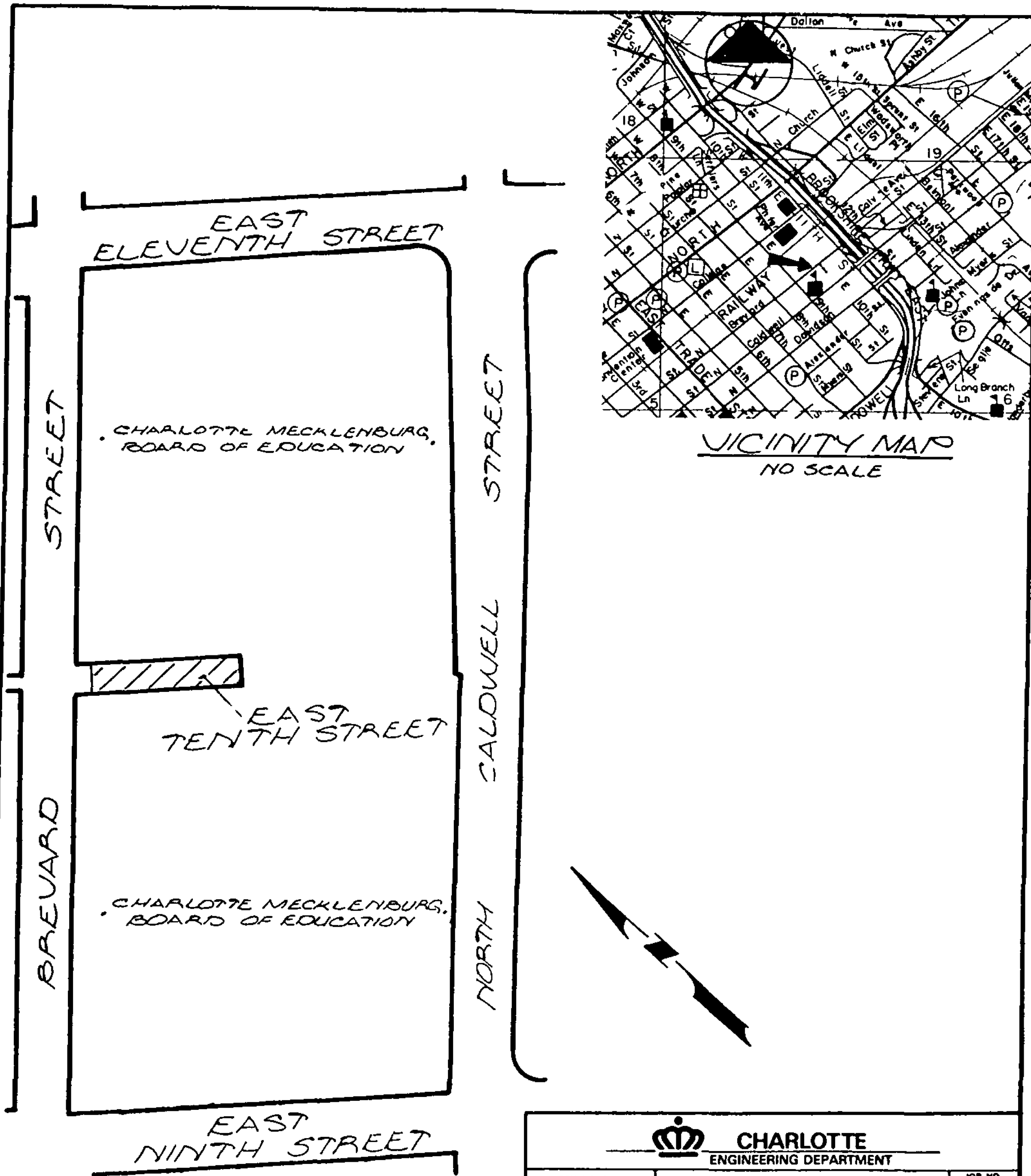
	CITY COUNCIL	COUNTY COMMISSION
ISSUE: *Institutional district conversion*		
DECISION: Consensus to include hospitals in the Institutional district with a F.A.R of 3.0 and to map the three existing hospitals (Mercy, Orthopaedic, Presbyterian) to the Institutional district. Other property in the Institutional district will be evaluated and rezoned through the District Plan Process.	✓	✓ VOTE 5 - 2
TECHNICAL ISSUES		
CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION		
ISSUE: *Commencement of Construction (Section 2 201 (C12)) p 2-9*		
DECISION: Consensus to delete this definition.	✓ VOTE 6 - 0	✓ VOTE 6 - 0
ISSUE: *Definitions (Section 2 201 (T3)) p. 2-40.*		
DECISION: This issue was resolved by amending the illustration	✓ VOTE 6 - 0	✓ VOTE 7 - 0
CHAPTER 3: DECISION-MAKING AND ADMINISTRATIVE BODIES		
ISSUE: *Engineering Department, powers and duties (Section 3.503) p 3-8*		
DECISION: Consensus to have staff rewrite to read that the Engineering Department makes a determination concerning street classification and report back to the Commission by May 22	✓ VOTE 6 - 0	✓ VOTE 6 - 0
ISSUE: *Powers and duties (Section 3 503, .504, .505, .508, & 509) pp 3-8 - 3-11*		
DECISION: Consensus to change language to "compliance with applicable standards and regulations."	✓ VOTE 7 - 0	✓ VOTE 6 - 0

CHAPTER 5: APPEALS AND VARIANCES		CITY COUNCIL	COUNTY COMMISSION
ISSUE:	*Standards for granting a variance (Section 5.108) p 5-3*		
DECISION:	Consensus to make optional the requirement for review of distrit or area plans or other adopted written policies governing land development.		✓ VOTE 6 - 0
DECISION:	Consensus to make mandatory the requirement for review of district or area plans or other adopted written policies governing land development and to have staff review and bring back to Council.	✓ VOTE 7 - 0	
CHAPTER 6: AMENDMENTS			
ISSUE:	*Withdrawal and amendment of petition. (Section 6.107 (5)) p 6-4*		
DECISION:	Consensus to make deferral of action discretionary.		✓ VOTE 6 - 0
DECISION:	Consensus to have staff rewrite at the current ordinance and bring back to Council	✓ VOTE 7 - 0	
CHAPTER 9: GENERAL DISTRICTS			
ISSUE:	*Uses permitted under perscribed conditions (Section 9.203, .303.) p 9-17 & 9-32*		
DECISION:	Consensus to require recreational facilities to observe a 100 feet separation from adjoining residential lots.	✓ VOTE 7 - 0	✓ VOTE 6 - 0
ISSUE:	*Uses permitted under prescribed conditions (Section 9.703 (14)) p. 9-77.*		
DECISION:	County Commission instructed Planning Staff to review the density limits for nursing homes, rest homes, and homes for the aged in the O-1, O-2, and O-3 districts and report their findings at the May 22 meeting.		✓ VOTE 6 - 0
DECISION:	Consensus to have staff review and report back at the May 22 meeting.	✓ VOTE 7 - 0	

	CITY COUNCIL	COUNTY COMMISSION
ISSUE: *Permitted accessory uses and structures (Section 9 801 (4).3) p. 9-86.*		
DECISION: Consensus to delete the requirement of conformity with district and area plans, policies, and programs.	✓ VOTE 7 - 0	✓ VOTE 7 - 0
CHAPTER 11: SPECIAL PURPOSE DISTRICTS		
ISSUE: *Uses permitted under prescribed conditions (Section 11.203 (19)(c)) p. 11-6.*		
DECISION: Consensus to allow direct public access from outside the building to restaurants in multi-family buildings in the MX district.	✓ VOTE 7 - 0	✓ VOTE 6 - 0
ISSUE: *Uses permitted under prescribed conditions (Section 11 406 (3)) p. 11-20*		
DECISION: Consensus to add the language "unless an approved site plan provides otherwise" to prohibition on direct driveway access to the street for parcel of land divided out by subdivision or metes and bounds	✓ VOTE 7 - 0	✓ VOTE 6 - 0
CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY		
ISSUE: *Height limitations (Section 12 108) p. 12-15*		
DECISION: Consensus to maintain the 1 foot setback for each foot in height requirement for towers, steeples, flagpoles, chimneys, water tanks or similar structures adjacent to residential.	✓ VOTE 6 - 1	✓ VOTE 7 - 0
ISSUE: *Required carpool spaces for certain employment uses (Section 12 205). p. 12-27.*		
DECISION: Consensus that parking spaces for carpools be made discretionary.	✓ VOTE 4 - 2	✓ VOTE 6 - 0

		CITY COUNCIL	COUNTY COMMISSION
ISSUE:	*Buffer requirements (Section 12 302) p 12-38*		
DECISION:	Consensus to retain Planning Staff's recommendation to require buffers between development uses and parks and greenways.		✓ VOTE 5 - 1
DECISION:	Consensus to retain Planning Staff's recommendation to require buffers between development uses and parks and greenways provided the buffer requirement may be waived if a person chooses to dedicate the width proposed to the buffer.	✓ VOTE 7 - 0	
ISSUE:	*Buffer requirements (Section 12 302 (7)) p 12-39*		
DECISION:	Consensus to not allow a bonus for the installation of irrigation.	✓ VOTE 7 - 0	✓ VOTE 5 - 1
ISSUE:	*Use to use requirement for nightclubs/bars/lounges in business and industrial districts*		
DECISION:	Consensus to adjust separation requirement based on use or adjoining zoning in order to require nightclubs to adhere to the same use to use relationships which are in the remainder of the ordinance.	✓ VOTE 7 - 0	DID NOT ADDRESS
ISSUE:	*Average setback*		
DECISION:	Consensus to add back into the ordinance with clarifying language addressing the administration of the requirement.	✓ VOTE 7 - 0	DID NOT ADDRESS
ISSUE:	*Transitional setback*		
DECISION:	Consensus to have staff clarify the variance requirement for the transitional setback.	✓ VOTE 7 - 0	DID NOT ADDRESS

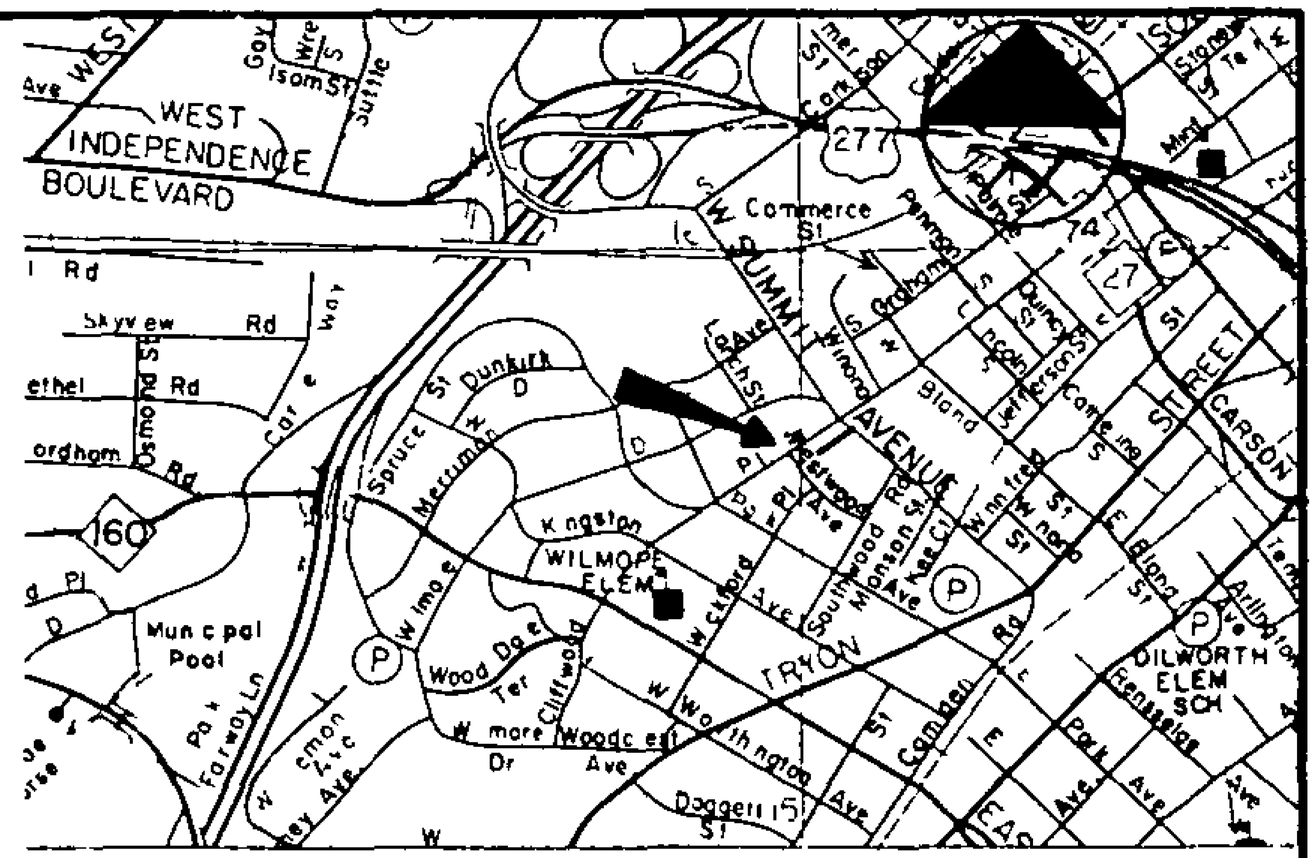
MAJOR POLICY ISSUE		CITY COUNCIL	COUNTY COMMISSION
ISSUE:	*Cost and implementation of new zoning ordinance*		
DECISION:	Consensus to defer action until after the County budget hearing		✓ VOTE 6 - 0
DECISION:	Consensus to write a letter to the County Commission indicating City Council's support for additional staffing for the Building Standards Department in order to address past inefficiencies as well as future staff needs generated by the new ordinance	✓ VOTE 7 - 0	
ISSUE:	*R-20 MF District (Innovative Housing)*		
DECISION:	Consensus to not send the innovative housing amendment to the public hearing	✓ VOTE 7 - 0	DID NOT ADDRESS



CHARLOTTE
ENGINEERING DEPARTMENT

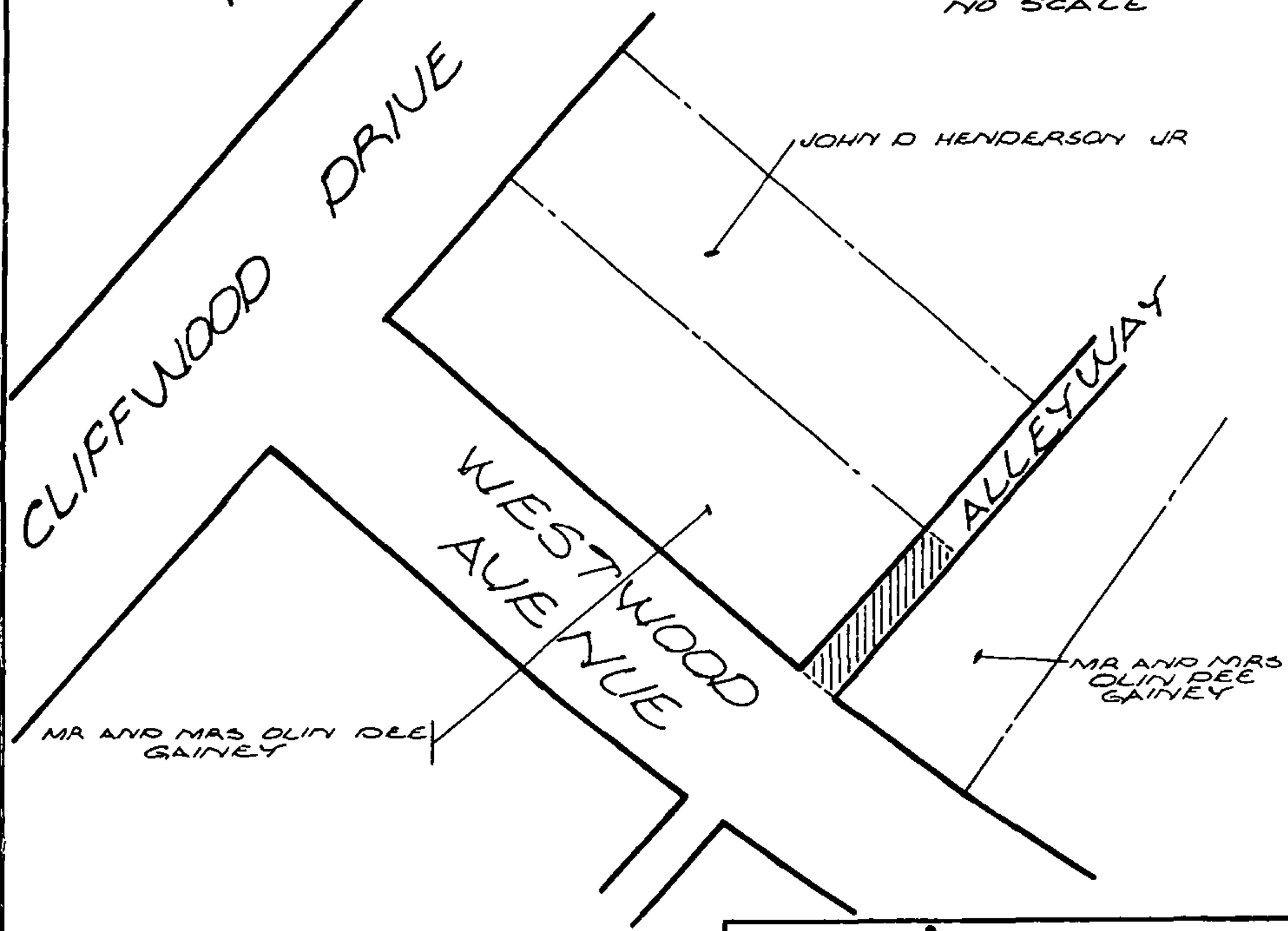
REVISIONS	ABANDON A PORTION OF	JOB NO.
		FILE NO.
DRAWN BY CCE	EAST TENTH STREET	SHEET 1
CHECKED BY SBC		OF 1
CITY ENGINEER	DATE 2/28/91 SCALE NONE	

DUNCAN PARNELL INC CHARLOTTE 1088 704 372 7788



VICINITY MAP

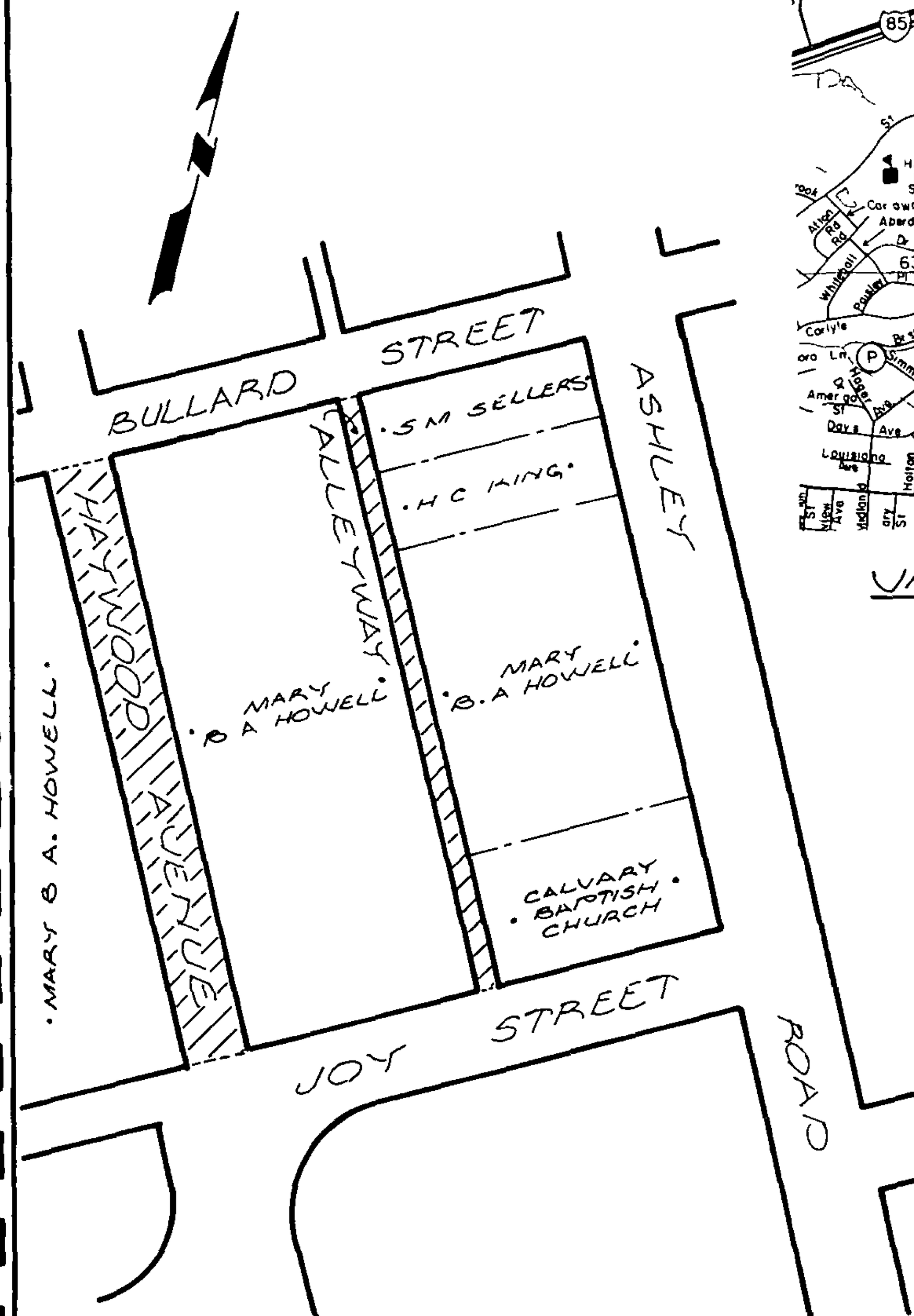
NO SCALE

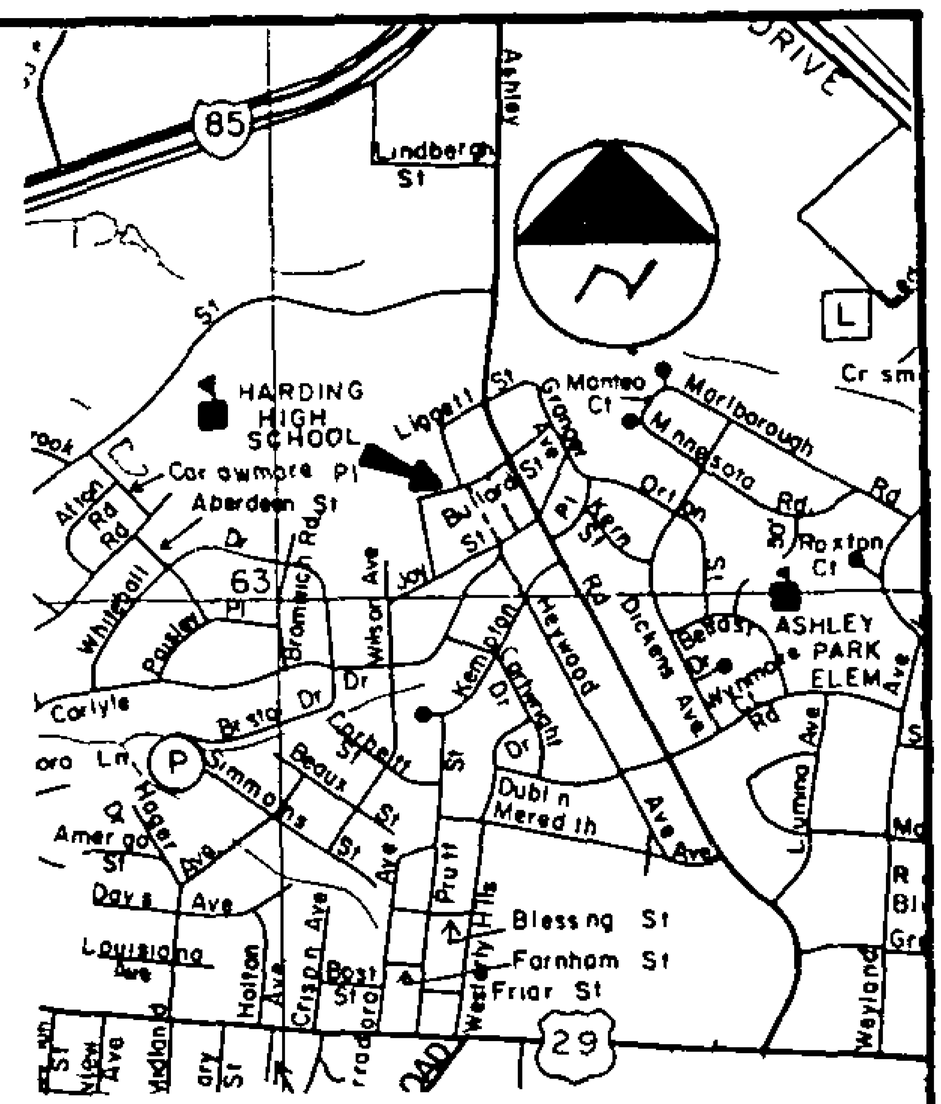


CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	ABANDON A PORTION OF	JOB NO.
		FILE NO
DRAWN BY CCE	ALLEYWAY	SHEET 1
CHECKED BY SBC		OF 1
CITY ENGINEER	DATE 3/19/91 SCALE NONE	

DUNCAN PARNELL INC CHARLOTTE 1088 704-372 7766





VICINITY MAP
NO SCALE

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	ABANDON A PORTION OF	JOB NO.
		FILE NO
DRAWN BY CCE	HAYWOOD AVENUE AND ALL OF AND ALLEYWAY	SHEET 1
CHECKED BY JAC		OF 1
CITY ENGINEER	DATE 2/28/91 SCALE NONE	

DUNCAN PARNELL INC CHARLOTTE 1088 704 372 7766

Memorandum of understanding for the Charlotte urbanized area

Chronology

August 14, 1981
At the request of local governments, Governor Hunt designates the members of the existing Trans- portation Advisory Committee (TAC) as the MPO and recommends a voting structure which assigns 6 votes to Charlotte, 2 votes to Mecklenburg County, and 1 vote each to the 6 municipalities in the County and the North Carolina Board of Transportation.

November 21, 1981
The TAC unanimously approves a Memorandum of Understanding which incorporates the provisions from Governor Hunt and recommends the document to the constituent bodies for their approval.

March 21, 1990
The MPO discusses policies and procedures including use of the weighted vote. The group unanimously agrees to retain the current policies, but they agree to review the Memorandum again in one year.

November 28, 1990
MPO Chairman Troy Pollard appoints a committee composed of Sarah McAulay, Jerry Blackmon, and Rusty Goode to discuss the role and need for a new regional MPO.

February 18, 1991
City Council's Transportation Committee discusses MPO responsibilities, the weighted vote structure, and opportunities for achieving a regional perspective to transportation planning issues. The committee recommends an informal discussion with the entire Council following the February 20 MPO meeting. The discussion is now scheduled for the April 1 workshop.

February 20, 1991
MPO members discuss the weighted vote structure and the equity of its use in decision-making where affected municipalities object to a transportation improvement project. The issue is unanimously placed on the March 20 agenda.

March 20, 1991
The MPO continues their discussion of the weighted vote system. A revision is discussed which will provide local governments whose boundaries include all or part of a proposed transportation improvement project with increased influence on the MPO's decision.

May 1, 1991

Mayor Sue Myrick
Charlotte City Council
600 East 4th Street
Charlotte, NC 28202

Dear Sue:

On Monday, May 20, a delegation from Charlotte will travel to Los Angeles to make the Queen City's bid to host World Cup events. As you know, the World Cup is the world's largest single sporting event and will be held in at least eight U.S. cities in 1994.

The national and international impact on the host cities will be incredible. Over 600 million television viewers worldwide saw the 1990 World Cup matches in Italy. Soccer may not have the following in the U.S. that football and basketball have, but its position as the top international sport is unquestionable.

Charlotte's bid to host World Cup is contingent upon the completion of the NFL stadium. Since the selection of venues by the World Cup USA Organizing Committee takes place in the late fall, there is a good possibility that the NFL's expansion plans will have been announced by then. If so, Charlotte will be a strong contender due to the stadium's design, which makes it one of the few in the nation configured for international soccer. If the NFL's decision has not been made when the Organizing Committee chooses venues, we may be designated as one of two alternate sites.

The Carolinas Partnership and the Charlotte Convention & Visitors Bureau have teamed up to represent our city. We submitted an intent to bid last December with a $60,000 deposit. A full bid package was delivered to the Organizing Committee on May 1.

The World Cup Carolinas Venue Bid Committee (VBC) requests your assistance in preparing for its May 21 bid presentation. We ask that the Council approve four resolutions at its May 13 meeting:

1. <u>Governmental Resolution</u> -- a general resolution which indicates the city's willingness to provide the key services necessary to host World Cup events.

Charlotte Convention & Visitors Bureau 229 N Church St Charlotte NC 28202 (704) 334 7282 800 231-4636 Fax (704) 342 3972

2. Law Enforcement Resolution -- a resolution which indicates the City's willingness to provide law enforcement support, such as traffic control, security, etc.

3. Fire and Medical Resolution -- a resolution which assures the Organizing Committee that adequate fire and emergency medical services will be available.

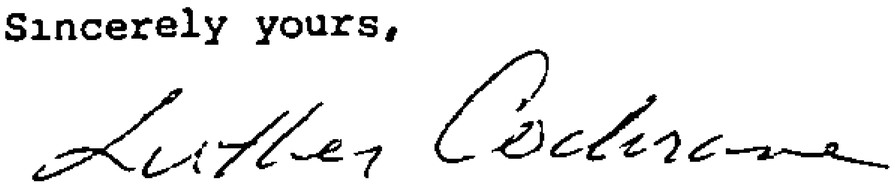
4. Airport Resolution -- a resolution which guarantees the World Cup that space will be made available for accreditation processing centers.

Resolutions 1 and 2 include provisions that the VBC raise private funds to offset costs the City may incur. Copies of the resolutions are attached.

I plan to attend the May 13 meeting to answer any questions you may have. If, however, you would like more information before then, please give Susan Rapelye at the CCVB or me a call. Susan's number is 334-2282 and mine is 357-2934.

Thank you for your consideration. With your support, Charlotte can truly become an international city.

Sincerely yours,



Luther Cochrane, Chairman
World Cup Carolinas Venue Bid Committee

LC:lh

Attachments

cc: World Cup Carolinas Venue Bid Committee
Jamie Pickrell
Tom Flynn
Doug Stafford
Susan Rapelye
Bill McKay

WORLD CUP 1994

Fact Sheet

- First time World Cup has ever been played in the United States.
- Charlotte has applied to host a set of first round games and a second round game.
- The Carolinas Partnership, Inc., contributed the $60,000 deposit fee required to bid.
- Soccer matches are to be held in June and July of 1994.
- Each match is expected to draw between 40,000 and 70,000 fans (attendance dependent on which country plays).
- Charlotte can expect approximately 150,000 international visitors during each round.
- Events will be nationally and internationally televised.
- Other media coverage will be extensive.
- Economic Impact is estimated at a total of $47,235,902 for each round.

World Cup '94 Organizing Committee/Carolinas Partnership Venue Bid Committee

Economic Impact Estimates

Number of Games Host Venue	5
Total Days between Games	14
Stadium Capacity	70,000
Total Spectator Capacity Host Venue	350,000
Estimated Actual Spectators (see note #1)	266,000

Estimated Game Day Expenditure (includes local resident expense) (see note #2)

	Estimated Spending Per Capita (all spectators)	
Local Transportation	$0 40	$ 106,400
Food and Beverage	$4	1,064,000
Souvenirs	$1	266 000
Parking	$1	266,000
	SUB TOTAL	$1,702,400

Out of Town Spectator Expenditure

	% of Total Spectators	Number Total Visitors	% Visitors in Commercial Accommodations (3)	Average Stay (Days)	Visitor Days Estimated	Daily Per Capita Expenditures (4)	
Out of Area US Visitors	25%	66 500	60%	2	79,800	$115	$9,177,000
(Out of Area US Visitors Non Commercial Accommodations)			40%	2	53 200	$50	$2,660,000
Foreign Visitors	20%	53 200	80%	4	170 240	$145	24,684,800
(Foreign Visitors, Non Commercial Accommodations)			20%	4	42,560	$ 75	3,192,000
Media/Press	0 20%	404	100%	5	2,022	$145	293 225
SUB-TOTALS		**120,104**			**347,822**	**SUB-TOTAL**	**$40,007,025**

World Cup '94 Organizing Committee Expenditure ($150 000/game)	750,000
Local Area Advertising Entertainment and Promotion ($200,000/game)	$1,000,000
Sports and Venue Operations Personnel Cost ($100,000/game)	500,000
Facility/Equipment Rental ($75,000/game)	375 000
SUB-TOTAL	**$2,625,000**
TOTAL PRIMARY IMPACT	**$44,334,425**

Estimated Governmental Revenue Projections

State and Local Governments

Sales Tax	1,807 875
Hotel Tax	960,560
Ticket/Amusement Tax (if applicable in host venue)	133 042
Total State and Local Government Revenue	$2,901,477
ESTIMATED GRAND TOTAL IMPACT	***$47,235,902***

Notes

1 Estimated Actual Spectators assumes that 80% of all tickets will be sold and 5% of those purchasing tickets will not attend the games

2 Estimated Game Day Expenditure does not include ticket and program expenditure, includes limited souvenir expenditure and assumes a $3/car parking charge

3 % Visitors in Commercial Accommodations assumes that 40% of out of area US visitors and 20% of foreign visitors will stay in non-market accommo dations (such as with friends or relatives or in dormitories)

4 Daily Per Capita Expenditure Includes

Expense	US Out of Area Commercial Accomm	US Out of Area Non Commercial Accomm	Foreign Commercial Accomm	Foreign Non Commercial Accomm	Media/ Press
Hotel	$50	$0	$50	$0	$50
Food and Beverage	$40	$25	$40	$25	$40
Transportation	$15	$15	$15	$10	$15
Souvenirs/Misc	$10	$10	$40	$40	$40
TOTALS	$115	$50	$145	$75	$145

Source Economics Research Associates Charlotte Convention & Visitors Bureau

GOVERNMENTAL RESOLUTION

WHEREAS, upon application made by the United States Soccer Federation (the "Federation"), the recognized national governing body for soccer within the United States, the Federation Internationale de Football Association ("FIFA"), the world governing body for soccer, has designated the United States as host country for the 1994 World Cup, the world's largest single sport event; and

WHEREAS, the City of Charlotte has within its jurisdiction facilities and their premises, access roads, thoroughfares and other areas which may be used for the purposes of organizing, financing, promoting, accommodating, staging and conducting the 1994 World Cup and its related activities; and

WHEREAS, the World Cup '94 Organizing Committee (the "Organizing Committee"), the entity authorized by FIFA and the Federation to organize and stage the 1994 World Cup, has requested a declaration of support from the City of Charlotte and certain guarantees concerning the performance of reasonable necessary governmental services in connection with the event as part of the formal bid made by Charlotte to be designated as a 1994 World Cup venue; therefore be it

RESOLVED that the City of Charlotte welcomes the 1994 World Cup to its jurisdiction and to that end declares its full support of the efforts of World Cup Carolina's Venue Bid Committee to have Charlotte selected as a 1994 World Cup venue site; and be it further

RESOLVED that, upon designation of Charlotte as a 1994 World Cup venue, and at all times thereafter, the City of Charlotte and its agencies, departments and personnel, agree to develop a plan that provides all governmental services (including without limitation public safety, security, fire, airport, traffic, decorative display and public works/street maintenance services and supplies) reasonably necessary to the success of the 1994 World Cup within its jurisdiction, including all planning, training or deployment activities related to the provision of such services; and be it further

RESOLVED that, upon the completion of this plan, that the World Cup Carolina's Venue Bid Committee will undertake to raise private funds to pay for the City services included in the plan.

CERTIFICATION

I, Pat Sharkey, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 1991, the reference having been made in Minute Book _____, and is recorded in full in Resolution Book ____, at page(s) _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 1991.

_____
Pat Sharkey, City Clerk

FIRE AND MEDICAL EMERGENCY AGENCY ASSURANCE

WHEREAS, upon application made by the United States Soccer Federation (the "Federation"), the recognized national governing body for soccer within the United States, the Federation Internationale de Football Association ("FIFA"), the world governing body for soccer, has designated the United States as host country for the 1994 World Cup, the world's largest single sport event; and

WHEREAS, the City of Charlotte has within its jurisdiction facilities and their premises, access roads, thoroughfares and other areas which may be used for the purposes of organizing, financing, promoting, accommodating, staging and conducting the 1994 World Cup and its related activities; and

WHEREAS, the Charlotte Fire Department is officially charged with the responsibility to provide fire services within the jurisdiction;

NOW, THEREFORE, as requested by the World Cup '94 Organizing Committee ("Organizing Committee"), the entity authorized by FIFA and the Federation to organize and stage the 1994 World Cup, and as part of the formal bid of Charlotte to be designated as a 1994 World Cup venue, the Charlotte Fire Department declares as follows:

1. Upon designation as a 1994 World Cup venue, and at all times thereafter, the Charlotte Fire Department agrees to develop a plan that provides all fire services (including without limitation proper fire safety enforcement, emergency dispatch and supplies for the protection of people and property) reasonable necessary to the success of the 1994 World Cup within its jurisdiction, including all planning, training or deployment activities related to the provision of such services.

CERTIFICATION

I, Pat Sharkey, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 1991, the reference having been made in Minute Book _____, and is recorded in full in Resolution Book ____, at page(s) _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 1991.

_____
Pat Sharkey, City Clerk

LAW ENFORCEMENT AGENCY ASSURANCE

WHEREAS, upon application made by the United States Soccer Federation (the "Federation"), the recognized national governing body for soccer within the United States, the Federation Internationale de Football Association ("FIFA"), the world governing body for soccer, has designated the United States as host country for the 1994 World Cup, the world's largest single sport event; and

WHEREAS, the City of Charlotte has within its jurisdiction facilities and their premises, access roads, thoroughfares and other areas which may be used for the purposes of organizing, financing, promoting, accommodating, staging and conducting the 1994 World Cup and its related activities; and

WHEREAS, the Charlotte Police Department is officially charged with the responsibility to provide public safety services within the jurisdiction;

NOW, THEREFORE, as requested by the World Cup '94 Organizing Committee ("Organizing Committee"), the entity authorized by FIFA and the Federation to organize and stage the 1994 World Cup, and as part of the formal bid of Charlotte to be designated as a 1994 World Cup venue, the Charlotte Police Department declares as follows:

1. Upon designation as a 1994 World Cup venue, and at all times thereafter, the Charlotte Police Department agree to develop a plan that provides all law enforcement and public safety services (including without limitation proper vehicular and pedestrian traffic control, security, police escorts from time to time as requested by the Organizing Committee and other police services and supplies for the protection of people and property) reasonable necessary to the success of the 1994 World Cup within its jurisdiction, including all planning, training or deployment activities related to the provision of such services.

CERTIFICATION

I, Pat Sharkey, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 1991, the reference having been made in Minute Book _____, and is recorded in full in Resolution Book ____, at page(s) _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 1991.

_____
Pat Sharkey, City Clerk

CERTIFICATION

I, Pat Sharkey, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 1991, the reference having been made in Minute Book _____, and is recorded in full in Resolution Book ____, at page(s) _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 1991.

_____
Pat Sharkey, City Clerk

AIRPORT ASSURANCE

City of Charlotte: Aviation Department

Upon application made by the United States Soccer Federation (the "Federation"), the recognized national governing body for soccer within the United States, the Federation Internationale de Football Association ("FIFA"), the world governing body for soccer, designated the United States as host country for the 1994 World Cup, the world's largest single sport event; and

Charlotte is desirous of hosting the 1994 World Cup and has been requested by the World Cup '94 Organizing Committee (the "Organizing Committee", the entity authorized by FIFA and the Federation to organize and stage the 1994 World Cup to provide various organizational, financial and promotional assurances to accommodate, state, and conduct the 1994 World Cup and its related activities.

As part of the formal bid of Charlotte to be designated as a 1994 World Cup venue and in anticipation of accommodating arriving World Cup visitors if Charlotte is so designated, the Aviation Department hereby provides the following commitments and assurances to the World Cup '94 Organizing Committee during the period commencing two weeks prior to the first game and continuing through the last game of the 1994 World Cup played in Charlotte.

(1) The Aviation Department will permit the Organizing Committee to establish information booths identified by appropriate signage at mutually agreeable locations at no cost, expense or liability to the Organizing Committee.

(2) The Aviation Department will furnish to the Organizing Committee a room or other enclosed area of approximately 1200 square feet near the international arrival area to be used by the Organizing Committee as an accreditation processing center at no cost or expense to the Organizing Committee.

CERTIFICATION

I, Pat Sharkey, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 1991, the reference having been made in Minute Book _____, and is recorded in full in Resolution Book ____, at page(s) _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 1991.

_____
Pat Sharkey, City Clerk

FINAL STATEMENT

FY92 CDBG APPLICATION

April 29, 1991

FINAL STATEMENT OF COMMUNITY DEVELOPMENT

OBJECTIVES AND PROJECTED USE OF FUNDS

FY92

Community Development Objectives

The primary objective of the Community Development Program is the development of viable urban communities including decent housing, a suitable living environment and expanding economic opportunities, principally for persons earning 80% or less of City's median income. Consistent with this primary national objective, the City Council has adopted the following general objective for the City of Charlotte and the Community Development Program:

"To preserve the City's housing stock and develop new housing resources and employment opportunities for Charlotte's low and moderate income citizens. Program strategies include:

- Preservation of the existing housing stock through code enforcement and housing rehabilitation.

- Expansion of the housing stock and affordable housing opportunities through:

  - new construction of low to moderate income housing,

  - acquisition and rehabilitation of boarded-up dwellings, and

  - low interest loans to assist low and moderate income families displaced by governmental action to purchase or replace homes.

- Promotion of economic development and business expansion to strengthen neighborhoods through the creation of jobs and economic opportunities for low to moderate income persons.

- Stabilizing communities by providing:
  - Housing counselling for families to become homeowners,
  - Pre and post occupancy counselling,
  - Mortgage Default counselling.
  - Tutorial After School Program for lower-income students

In order to accomplish the stated objectives, we anticipate the expenditure of $5,027,523 comprised of FY92 Community Development Block Grant funds ($3,751,000), Program Income ($1,243,523) and Recaptured federal funds ($33,000).

Projected Use of Funds
FY92

It is projected that $5,027,523 from the sources shown below will be used to implement the listed activities to accomplish program objectives:

Block Grant Resources

- FY92 Block Grant Funds	$3,751,000
- Program Income	1,243,523
- Recaptured Federal Funds	33,000
TOTAL RESOURCES	$5,027,523

Final FY92 Budget

Program Activities	Area Served	Recommended	Totals
• Selective Residential Rehabilitation Assistance (Estimated 58 loans at an average cost of $25,000 per loan.)	Rehabilitation Eligibility Area (City-Wide)	$1,456,442	$1,456,442
• Acquisition Purchase of houses and/or land to provide housing for low/mod residents	City-Wide	466,013	466,013
• Relocation Financial assistance which includes rental assistance and moving benefits. On-going counselling is provided to the individuals and families displaced by code enforcement and other governmental action (approx. 130 residents will be served)	City-Wide	373,813	373,813
• Replacement Housing (New Construction) Replacement of existing housing for homeowners remaining as homeowners and whose homes cannot be rehabilitated economically. (9 units)	City-Wide	494,098	494,098
• Homeownership Down Payment Assistance Housing downpayment, closing costs and monthly housing payments for low/moderate potential homeowners who are purchasing through one of the City's assisted housing development programs. (Approx. 9 residents will be served)	City-Wide	13,500	13,500

Final FY92 Budget

Program Activities	Area Served	Recommended	Totals
• Housing and Job Development Provide housing and job development and related services to neighborhoods in Charlotte. Administer the Economic Development Revolving Loan Fund, Development and Revitalization Loan Program, and the City's Innovative Housing Program.	City Within a City	Recycled loan funds & local funding	Recycled loan funds & local funding
• Human Services Contracts Tutorial assistance provided for youth from 4-12 years of age. The purpose of the program is to prepare the youth for school and gainful employment. (total 629 clients) -Gethsemane Enrichment Program (445 clients) -Bethlehem Center (184 Clients)	City Within a City	538,974	538,974
• Housing counselling is contracted with Family Housing Services to provide: - pre-purchase counselling - homeownership counselling - pre- and post-occupancy counselling - Mortgage default counselling	City-Wide	215,154	215,154
Total Program Activity Budget		$3,557,994	$3,557,994

Operating Budget

Program Delivery		
Rehabilitation	$ 435,442	$ 435,442
Relocation	364,146	364,146
Housing & Jobs Development	206,149	206,149
Total Program Delivery	1,005,737	1,005,737
Program Administration		
Administration	463,792	463,792
Total Program Administration	463,792	463,792
GRAND TOTAL	$5,027,523	$5,027,523

See attached Description of Community Development Programs.

DESCRIPTION OF COMMUNITY DEVELOPMENT EXPENDITURES

PROGRAM ACTIVITIES

Selective Residential Rehabilitation Program

This activity offers rehabilitation financial assistance to owners of residential structures throughout the City earning 80% or less of median income and not bankable. Federal assistance is repayable through loans or deferred payment loans based on 30% of assisted family income towards principal; interest, taxes and insurance.

Acquisition

This activity offers the purchase of houses and/or land for low/moderate income residents. As feasible housing or land becomes available on the market, it is purchased and in turn made available to house low/moderate income City-wide residents.

Relocation

Assistance provided for individuals and families who are displaced by code enforcement and other governmental action with the goal of permanently removing families from the relocation workload through:

Moving Assistance: Any resident who qualifies to come on the relocation workload as being displaced due to governmental action is entitled to receive an expense and dislocation allowance to cover the cost of moving and any related expenses up to $5,000.

Rental Assistance: Financial assistance will be provided for approximately 42 months to cover increased housing costs for displacees who are tenants. In order to receive the assistance, the replacement unit must meet the City Housing Code. The rental assistance may not exceed $5,250.

Lease Option Rental Assistance: Lease Option Rental Assistance is the local policy adopted by the City Council to allow an additional rental assistance payment of $7,000 for 42 months to enable displacees to afford standard replacement housing. This is in addition to the $5,250 allowed by HUD.

Home Purchase Loan: Tenants on the relocation workload may be assisted in becoming homeowners. After a preliminary assessment of the feasibility of qualifying, clients are referred to the Charlotte Mecklenburg Housing Partnership (CMHP) where they receive priority for a low interest loan. If their income is insufficient to meet the CMHP guidelines, they are referred for a Home Purchase Loan through the Selective Rehabilitation Program.

Replacement Housing

Replacement of existing housing units for homeowners who are remaining as homeowners and whose homes cannot be rehabilitated economically.

Homeownership Down Payment Assistance

This City-wide activity will provide downpayment, closing costs and monthly housing payments assistance to low/moderate income homeowners at an average of $1,500 per homeowner. The families assisted will come through the City's assisted housing developments such as those developed through the Housing Partnership.

Human Service Contracts

These two contracts are designed to provide approximately 629 youth residing in the City Within a City areas with educational, career learning and communicative skills. The purpose is to prepare the students for school and gainful employment.

- Gethsemane Enrichment Program serves approximately 445 low/moderate income youth principally and primarily from the Five Points, Third Ward, Grier Heights, West Boulevard and Belmont areas.

- Bethlehem Center serves approximately 184 low/moderate income youth from the Southside and West Boulevard areas.

Housing Counselling

Family Housing Services provides information, advice and assistance to homebuyers, homeowners and renters with the goal of preventing loan defaults, foreclosures, non-payments of rents and assisting homebuyers through pre-purchase counselling, homeownership counselling and renter counselling.

PROGRAM DELIVERY

Rehabilitation
Process housing rehabilitation cases (owner-occupied and absentee-owned) through the financial and construction selective rehabilitation process.

Relocation
Relocation assistance includes financial assistance which provides rental assistance and moving benefits for people who are displaced by code enforcement and other governmental actions.

Housing and Job Development

Deliver housing and job development and related services to neighborhoods in the City Within a City concept. Additionally, administer the Economic Development Revolving Loan Fund, Development and Revitalization Fund, and the City's Innovative Housing Program.

PROGRAM ADMINISTRATION

Administration

Direct Community Development Department activities including coordination, budgeting, personnel, grants application, reporting and plan development.

CDBG FY92 Grant Revenues and Expenditures

CD Program Block Grant Revenues

CDBG	$3,751,000
Program Income	1,243,523
Recaptured Federal Funds	33,000
(unspent HUD funds from other cities)	
TOTAL PROGRAM REVENUES	$5,027,523

CD Program Block Grant Expenditures

Program Activities	
Selective Residential Rehabilitation Assistance	$1,456,442
Acquisition of Property	466,013
Relocation	373,813
Home Ownership Down Payment Assistance	13,500
Replacement Housing	494,098
Human Service Contracts	538,974
- Gethsemane Enrichment ($415,149)	
- Bethlehem Center ($123,825)	
Housing Counselling	215,154
- Family Housing Services ($215,154)	
Subtotal Program Activities	$3,557,994
Program Delivery	
Rehabilitation	$ 435,442
Relocation	364,146
Housing and Jobs Development	206,149
SUBTOTAL PROGRAM DELIVERY	$1,005,737
Program Administration	
Administration	463,792
SUBTOTAL PROGRAM ADMINISTRATION	$ 463,792
TOTAL PROGRAM EXPENDITURES	$5,027,523

ATTACHMENT 1. COMPARISON OF THREE PROPOSALS USING EVALUATIVE CRITERIA

CRITERION	RECOMMENDED YELLOW CAB COMPANY OF CHARLOTTE	FLAG CAB COMPANY	FAMILY TRANSPORTATION
Experience in demand-responsive systems for the disabled	•10 years in Newark, OH	•21 years in Nassau County, NY, ending in 1980 as part of school bus contract	•No demand-responsive experience •One year of passenger transportation experience
Proposed Personnel Abilities and Experience	•Proposed personnel involved in Newark contract •Proposed personnel supervised earlier City contract with Greater Charlotte Transportation Co	•Proposed personnel involved in school transportation service in Nassau County, NY, taxi service in Charlotte	•Current personnel have no experience in disabled transportation
Contract Price	•$20.99 per client - 1st year •$21.99 per client - 2nd year	•$24 00 per client - 1st and 2nd years ($18 00 for trips provided in taxis plus possible waiting time charges)	•$21 00 per client - 1st year •$23 00 per client - 2nd year
Vehicle Suitability/Maintenance Capability	•(5) 1990 Chevrolet Astro vans (3) 1985 Ford lift-equipped vehicles plus other wheelchair-accessible equipment to be purchased (100) taxicabs •Clean, well-equipped garage (including body shop) with full-time maintenance staff	•(3) lift-equipped vehicles to be purchased if company receives contract •Taxicabs (number not provided) •Inadequate maintenance facilities and staff	•(4) lift-equipped vehicles to be purchased if company receives contract •(3) 1985 and 1986 Buick Sedans •Well-equipped shop with on-site mechanic
Safety Record/Training Programs	•No accidents during 10 years of operation which resulted in death •Comprehensive training program, including Defensive Driving and Passenger Assistance Training	•No accident history submitted •Will develop training program to meet STS standards, not described in proposal	•No accidents in first year which resulted in death •No training program described in in proposal
Proposal Quality and Completeness	•Excellent quality •Responded to all 11 questions	•Fair quality •Did not respond to all questions	•Fair quality •Did not respond to all questions

First Union National Bank
of North Carolina
Charlotte North Carolina 28288

April 23, 1991

Mr. James A. Mezzanotte, President
Trenton Properties, Inc.
P. O. Box 471665
Charlotte, North Carolina 28247

RE: Loan for Hoskins Mill Associates Limited Partnership

Dear Jim:

We are pleased to advise you that First Union National Bank of North Carolina (FUNB) has approved a $450,000.00 Loan Commitment (Commitment) for the purpose of completing the Hoskins Mill Apartments. This Commitment shall be subject to the following terms and conditions:

Amount: Up to $ 450,000.00

Borrower: Hoskins Mill Associates Limited Partnership, a North Carolina limited partnership.

Purpose: The purpose of the Loan under this Commitment is to fund the costs to complete the 189 unit Hoskins Mill Apartments (Improvements) located at 201 South Hoskins Road in Charlotte, North Carolina.

Interest Rate: FUNB's Prime Rate plus one percent (1.0%), to change from time to time as FUNB's Prime Rate may change. The "Prime Rate" shall be that rate announced by FUNB from time to time as its Prime Rate.

Terms of Repayment: (a) The Loan shall be repayable monthly on the first day of each month, on an interest-only basis.

(b) These payments shall commence on the first day of the first month following Loan closing and shall continue on the same day of each month thereafter until November 1, 1991, at which time the Loan shall be repayable monthly on a $4,500.00 principal and interest basis. No negative amortization shall be allowed.

(c) The entire balance of all principal and all accrued, but unpaid interest shall be due no later than November 1, 1996.

(d) Should the Loan close after the fifteenth (15th) day of the month, the payments shall commence on the first day of the second month following Loan closing.

Security: (a) A second lien, recorded deed of trust subordinate only to an existing first lien, recorded deed of trust to FUNB on the unencumbered fee simple interest in the elderly housing units owned by the Borrower at the subject site and all present and future improvements thereon

(b) A third lien, recorded deed of trust, subordinate only to an existing first lien, recorded deed of trust to FUNB and an existing second lien, recorded deed of trust to the Department of Housing and Urban Development (HUD), on the unencumbered fee simple interest in the renovated mill apartments owned by the Borrower at the subject site.

(c) A second lien security interest in all building materials, supplies, fixtures and other personalty situated in or installed on the site of the elderly housing units, including all substitutions thereto, as evidenced by UCC-1, UCC-2, and UCC-11 filings with the Secretary of State and the county in which the property is located.

(d) A general, recorded assignment of rents, leases and tenant security deposits to be operative in the event of default.

(e) An assignment of the Boston Equity Investments, Inc. payments due the Borrower in February of 1992, 1993 and 1994.

Subordinate Liens: Borrower may not encumber the property with any other liens, other than those in existence to the City of Charlotte and HUD, without the prior written consent of FUNB.

Guaranty: The Loan will be unconditionally guaranteed on a joint and several basis by James A. and Judy N. Mezzanotte, and Carroll B. and Elaine B. Little (Guarantors).

Disbursements: (a) Disbursements under this Loan shall be made in compliance with the terms and conditions outlined in the existing Loan Agreement dated February 8, 1989 between Borrower and FUNB.

(b) Construction funds will be disbursed once a month in accordance with the progress of construction.

Title and Documents: All closing papers will be on FUNB forms or in such form as FUNB may approve. Prior to closing, and at Borrower's expense, the Borrower is to furnish FUNB with an ALTA title insurance policy, from a title insurance company acceptable to FUNB, in the amount of this Commitment, containing no exceptions other than those approved by FUNB, insuring FUNB's required lien positions as set forth above.

Survey: A current, signed engineer's foundation survey of the subject property (elderly housing units and renovated mill, collectively), showing all easements, encroachments or any other items which might affect FUNB's lien position, shall be submitted prior to closing.

Insurance: A builder's risk policy in the amount of this Commitment, issued by an insurance company acceptable to FUNB, shall be furnished prior to closing, naming First Union National Bank of North Carolina, Charlotte Corporate Banking Group, CCO-8, Charlotte, North Carolina, 28288, as mortgagee and containing "long form" mortgagee language acceptable to FUNB.

In addition, the Borrower shall continue in full force and effect, the existing all-hazard insurance on the completed structures at the Hoskins Mill Apartments.

Liability Insurance: Prior to closing, the Borrower shall provide FUNB evidence of all-risk liability insurance policy, issued by an insurance company acceptable to FUNB. The coverage limits shall be acceptable to FUNB.

Environmental Hazard Statement: Prior to closing, the Borrower shall certify to FUNB that the site of the Improvements is not and has not been the site of hazardous material storage, manufacture or disposal. In addition, the Borrower agrees to indemnify FUNB and hold FUNB harmless from any and all liability pertaining to the existence or presence of hazardous materials on or adjacent to the real property under FUNB's deed of trust. The deed of trust executed by the Borrower at closing shall include this indemnification.

Building Permit: The Borrower shall present to FUNB a copy of the appropriate Building Permits prior to the funding of this Loan.

Legal Opinion: At closing, FUNB shall require a legal opinion satisfactory to FUNB, from Borrower's counsel, confirming that all documents and other matters relating to the Loan are valid, enforceable and binding in accordance with their terms, and do not violate any applicable laws.

Costs: Whether or not closing occurs, the Borrower agrees to pay all costs incidental to this Commitment and this Loan including, but not limited to, title insurance, attorney's fees, appraisal fees, and recording and satisfaction fees.

Additional Equity: If, in the judgment of FUNB, the total estimated cost of constructing the Improvements exceeds the principal amount of the Commitment, FUNB reserves the right to require the Borrower to immediately inject equity (i.e., cash) which is equivalent to this difference into the project. FUNB reserves the right to call the Loan if the Borrower is unable to comply.

Other Conditions: (To be met prior to the closing of this loan.)

(a) A complete resolution, to FUNB's satisfaction, of the current materialmen's lien creditors.

(b) Advances under this loan are limited to $350,000 until such time FUNB receives appropriate notification from the City of Charlotte increasing its currently approved $350,000 subordination to $450,000.

(c) Acknowledgement by HUD and the City of Charlotte of this Loan, as/if required by their respective loan documents, each acknowledgement to include a statement that no defaults exist.

(d) Subject to verification of projected cost to complete, such verification in a form, and performed by a party, satisfactory to the Bank.

(e) Closing to be handled by title insurance company, at Bank's sole discretion.

(f) Subject to verification from Boston Equity Investments, Inc. as to final tax credit payments due in February of 1992, 1993 and 1994.

(g) The guaranty of Billy B. Shadrick on the existing $900,000 loan to the borrower converts to a guaranty of collection from a guaranty of payment.

(h) Funds currently held back under the $900,000 loan and the City of Charlotte loan are to be disbursed prior to advances on this Loan, and after all materialmen's liens are satisfied.

(i) Document change in commencement of principal amortization on the existing $900,000 loan to April 1, 1991 from February 8, 1990.

(j) The completion of such other documentation as FUNB deems reasonably necessary to ensure the priority and enforceability of its security interests.

Voidability of Commitment: This Commitment may be voided by FUNB if the Borrower or any Guarantor files for voluntary bankruptcy or insolvency, or commits an act of bankruptcy or insolvency, or a proceeding is commenced against the Borrower or any Guarantor and is not dismissed within sixty (60) days of the date of this Commitment or as of the date of closing, whichever occurs first.

Closing: The Loan shall not close later than May 22, 1991, or this Commitment shall be null and void.

Completion: Completion of the Improvements shall be substantially accomplished by August 31, 1991.

Entire Agreement: This Commitment contains the entire agreement of the Borrower and FUNB with respect to the Loan. No change in the provisions of this Commitment shall be binding unless in writing and executed by the Borrower, the Guarantors, and FUNB.

Representation of Facts: This Commitment is subject to the accuracy of all information, representations and materials submitted with or in support of the application for the Loan.

Pending Litigation: In accepting this Commitment, the Borrower certifies to FUNB that no litigation or proceedings are pending or threatened which might adversely affect the Borrower's ability to perform under this Commitment, any contractor's or architect's agreement, or any obligations under lease in connection with this Commitment that are not fully covered by insurance.

Survival: This Commitment and all of its terms and provisions shall survive the closing of the Loan and shall not be merged into any of the Loan documents.

Financial Statements: The Borrower and the Guarantor(s) shall provide annual financial statements and monthly operating statements and rent rolls as FUNB may request during the term of this Loan.

If the terms and conditions of this Commitment meet with your approval, please acknowledge your acceptance by returning a signed copy of this letter to my attention no later than May 8, 1991 or this Commitment shall be null and void. Time is of the essence of this Commitment.

Jim, we at First Union look forward to working with you on the completion of this project. If you have any questions, please feel free to call me at 374-6731.

Sincerely,

Douglas F. Woolley III
Vice President

Enclosures

Agreed to and accepted this 23rd **day of** April, **1991.**

Hoskins Mill Associates Limited Partnership,
a North Carolina limited partnership

By: _____
Its Authorized General Partner

HOSKINS MILL

Current City Subordination

First Union	$ 900,000	- 1st lien - Mill and Apartments
HUD	1,750,000	- 2nd lien - Mill only
First Union	350,000	- 2nd lien - Apartments only and 3rd lien - Mill only
City	2,355,000	- 3rd lien - Apartments only and 4th lien - Mill only

Proposed City Subordination

First Union	$ 900,000	- 1st lien - Mill and Apartments
HUD	1,750,000	- 2nd lien - Mill only
First Union	450,000	- 2nd lien - Apartments only and 3rd lien - Mill only
City	2,355,000	- 3rd lien - Apartments only 4th lien - Mill only

These additional funds are needed to cover increased project costs, change orders, and cost overruns.

Elaine M. Sinclair Loan

On July 11, 1988, City Council approved a loan agreement with the Grier Heights Economic Foundation (GHEF), a non-profit organization, to acquire four parcels of City-owned land and to relocate six houses onto the property. The parcels were subsequently divided into seven lots.

There have been three phases to this project. Phase I included the purchase of the land and the relocation of the six houses. Phase II included the rehabilitation of the houses by the Foundation plus landscaping and driveways. Phase III is the sale of the rehabilitated houses by the Foundation to individual home buyers. Proceeds from the sale of each of the houses will be used to repay the Grier Heights Economic Foundation's loans to the City. A total of $296,362 has been loaned to the Foundation under Phase I and Phase II. After the sale of this property, the GHEF will have repaid $263,501 of their loan from the sale of 5 houses. The remaining balance of $32,861 will be repaid from the sale of the 6th house located at 3509 Ellington Street. Elaine Sinclair who was recommended by the Grier Heights Economic Foundation, has made an application to purchase 3513 Ellington Street. The loan amount to purchase the house and land is $55,000. This structure is located in Census Tract 23. The appraised value of this structure after rehabilitation is $55,000.

Under the Standard Rehabilitation Program approved by the City Council on October 12, 1987, and modified by Memorandum on June 23, 1989, a homeowner is to pay no more than 30% of their gross monthly income less federal taxes toward housing expense. Housing expense is defined as principal and interest payment, real estate taxes and insurance. Based on this 30% rule, Ms. Sinclair would qualify for a 3% interest loan of $25,432 to be repaid in monthly installments and a Deferred Payment Loan for $29,568.

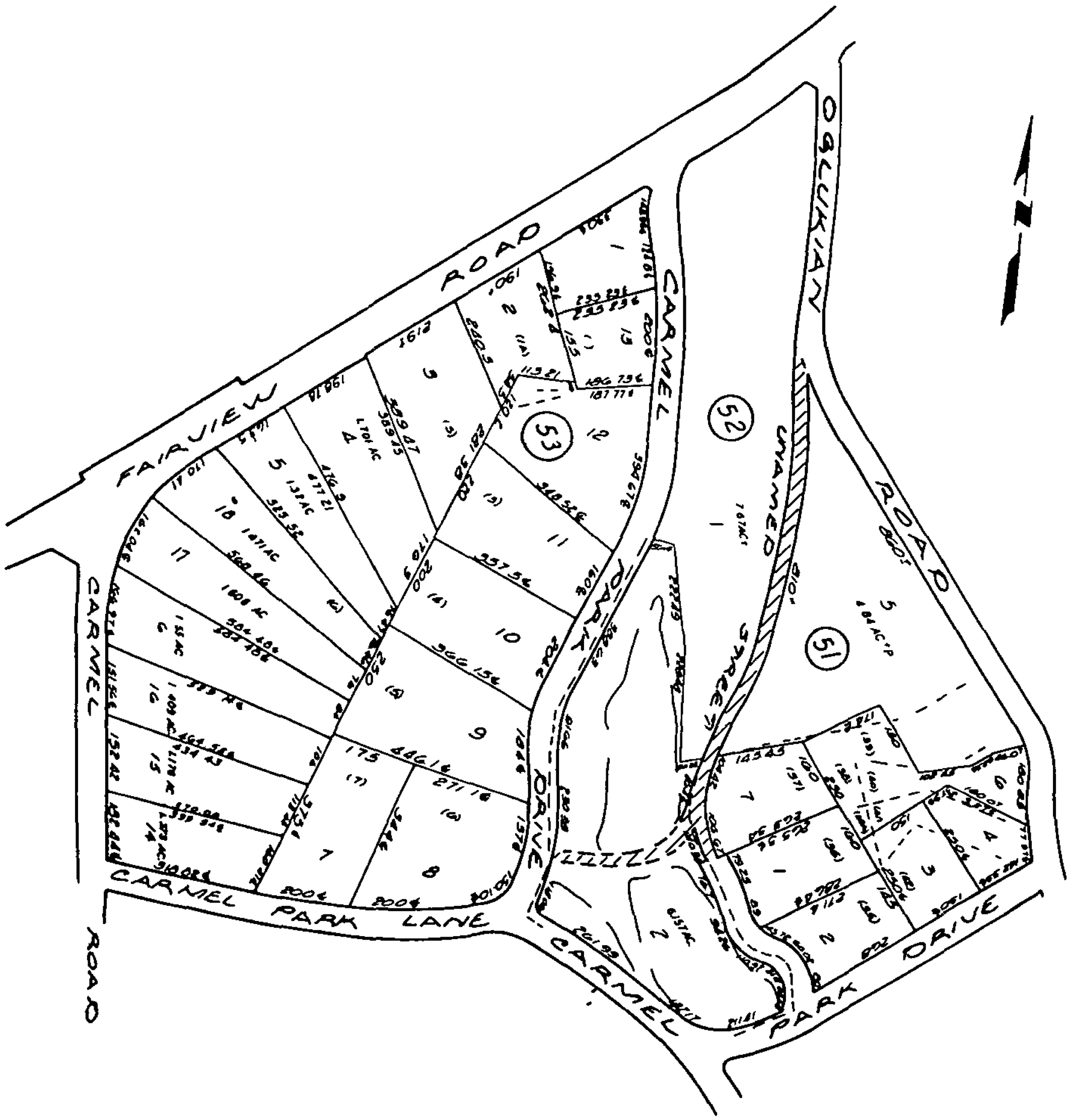
An analysis of Ms. Sinclair's income and projected housing expense is listed below. Her household income is 38% of the median income for a family of five.

Gross Monthly Income	$ 766.13
Less: Federal Taxes	28.12
	$ 738.01
	x 30%
	$ 221.40
Less: Taxes	66.75
Insurance	13.50
Available for Principal & Interest	$ 141.15

Based on a term of 20 years at 3% interest, Ms. Sinclair's principal and interest payment would be $141.15. With the taxes of $66.75 and insurance of $13.50 added to the $141.15, her projected monthly housing expense would be $221.40. A lien in the amount of $55,000 will be placed on the property. This will regenerate our loan funds for future needs of lower income families.

The breakdown of total costs involved in this purchase is:

Sales Price	$55,000.00
Attorney Fees/Closing Costs	+ 1,000.00
	$56,000.00
Closing costs to be paid by owner	- 1,000.00
Total amount of loan	$55,000.00



CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	VICINITY MAP	JOB NO.
		FILE NO.
DRAWN BY CE	UNAMED STREET	SHEET 1
CHECKED BY SC		OF 1
CITY ENGINEER	DATE 5/1/91 SCALE NONE	

DUNCAN PARKELL INC CHARLOTTE 1069 704 372 7788