

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE APPROVING SALE OF VACANT LAND IN THE THIRD WARD NEIGHBORHOOD STRATEGY AREA IN ACCORDANCE WITH THE REDEVELOPMENT PROPOSAL OF A JOINT VENTURE CONSISTING OF THE COMMITTEE TO RESTORE AND PRESERVE THIRD WARD, INC. AND NCNB COMMUNITY DEVELOPMENT CORPORATION.

WHEREAS, the City has received a Redevelopment Proposal dated August 12, 1981 (the "Proposal"), from a joint venture (the "Redeveloper") consisting of two nonprofit corporations, The Committee to Restore and Preserve Third Ward, Inc. and NCNB Community Development Corporation, for the sale and redevelopment of approximately 15.312 acres of land (the "Project Land") in the Third Ward Neighborhood Strategy Area, as more particularly identified in the Proposal; and

WHEREAS, a fair market value of \$440,213.87 has been established for the Project Land, which is not less than the fair value of the property agreed upon by a committee of three professional real estate appraisers currently practicing in North Carolina; and

WHEREAS, the Redeveloper has submitted its Proposal to the City pursuant to the provisions of Sections 160A-514 (d) and (e) of the North Carolina General Statutes (as amended by Chapter 1060, 1971 Session Laws), which, among other things, require that the City, after notice and public hearing, approve the proposed private sale of land and make certain findings of fact; and

WHEREAS, the Redeveloper has submitted a Redeveloper's Statement for Public Disclosure, a Redeveloper's Statement of Qualifications and Financial Responsibility and a proposed form of Contract for Purchase and Sale of Land (the "Contract for Purchase and Sale"), as summarized in the Proposal, for execution by the City and Redeveloper.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the city of Charlotte does hereby:

1. Make the following findings:

(a) Redeveloper is the only known available, qualified and willing redeveloper for the comprehensive use and redevelopment of the Project Land, consisting of 15.312 acres within the Redevelopment Area;

(b) the proposed use or redevelopment is reasonably necessary in order to assure development which will have the desired beneficial effect upon neighboring property, the project area and the community as a whole, as contemplated by the Redevelopment Plan;

(c) the proposed use or redevelopment will assure that the property will not remain unused for an unduly long period and will result in a return to the local ad valorem tax rolls at a substantially earlier date than uses or redevelopments obtainable by other methods of disposition; and

(d) Redeveloper is a joint venture consisting of two nonprofit corporations, and no part of the net earnings of those corporations may inure to the benefit of any private shareholder or individual.

2. Approve and accept the Proposal.

3. Authorize and approve execution by the City of the Contract for Purchase and Sale and the conveyance of the Project Land in accordance with the terms of that Contract, at a purchase price of \$440,213.87 as set forth therein, which price is determined to be not less than the fair market value thereof.

Approved as to form:

Henry W. Underhill, Jr. by H. M. ...
City Attorney

CERTIFICATION

I, Ruth Armstrong, 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 24th day of August, 1981, the reference having been made in Minute Book 76, page , and recorded in full in Resolutions Book 17, pages 360-61.

WITNESS my hand and the corporate seal of the city of Charlotte, North Carolina, this the 28th day of August, 1981.

Ruth Armstrong, City Clerk

August 24, 1981
Resolutions Book 17 - Page 362

A RESOLUTION SUPPORTING HUD APPROVAL OF A SECTION 8 MINORITY BUSINESS ENTERPRISE DEMONSTRATION NEW CONSTRUCTION PROJECT

WHEREAS, it is the policy of the City of Charlotte to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the U.S. Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (herein called "HUD"), authorized to provide financial assistance to owners or prospective owners who agree to construct or substantially rehabilitate housing that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be local determination of need of low to moderate housing to meet needs not being adequately met by unsubsidized private enterprise; and

WHEREAS, pursuant to Section 213(c) of the Housing and Community Development Act of 1974, local government shall have the opportunity to comment on any Proposal or object to HUD's approval if the Proposal is in any way inconsistent with the local Housing Assistance Plan, as approved by HUD; and

WHEREAS, HUD is seeking to assist in providing financial assistance to private minority business enterprise for the construction of 31 housing units;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Charlotte, North Carolina as follows:

1. That there exist in the City of Charlotte a need for assisted housing units which are not otherwise being adequately provided.
2. That the City of Charlotte finds the Proposal to be consistent with its Housing Assistance Plan and its Five Points Neighborhood Strategy Area Plan as approved and therefore urges HUD approval of the Proposal.

RESOLVED, This the 24th day of August, 1981.

CERTIFICATION

I, Ruth Armstrong, 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 24th day of August, 1981, the reference having been made in Minute Book 76, and recorded in full in Resolutions Book 17 beginning at Page 362 .

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28th day of August, 1981.

Ruth Armstrong, City Clerk

August 24, 1981
Resolutions Book 17 - Page 363

RESOLUTION AMENDING THE PAY PLAN
OF THE
CITY OF CHARLOTTE

BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, that the Pay Plan heretofore adopted by the City Council to be effective October 1, 1960, as subsequently amended, is hereby further amended by the addition of a class number 2672, Neighborhood Center Supervisor, Pay Range 19, Pay Steps A through F inclusive.

BE IT FURTHER RESOLVED that this resolution shall be effective on the date of its adoption.

APPROVED AS TO FORM


City Attorney

Read, approved, and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of August, 1981, the reference having been made in Minute Book 76, and recorded in full in Resolutions Book 17, at Page 363.

Ruth Armstrong
City Clerk

August 24, 1981
Resolutions Book 17 - Page 364

RESOLUTION AMENDING THE PAY PLAN
OF THE
CITY OF CHARLOTTE

BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, that the Pay Plan heretofore adopted by the City Council to be effective October 1, 1960, as subsequently amended, is hereby further amended by a change in the pay range assignment of class number 2924, MIS Technical Support Supervisor, from Pay Range 22, to Pay Range 24, Pay Steps A through F inclusive.

BE IT FURTHER RESOLVED that this resolution shall be effective on the date of its adoption.

APPROVED AS TO FORM


City Attorney

Read, approved, and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of August, 1981, the reference having been made in Minute Book 76, and recorded in full in Resolutions Book 17, at Page 364.

Ruth Armstrong
City Clerk

August 24, 1981
Resolutions Book 17 - Page 366

A RESOLUTION PROVIDING FOR PUBLIC
HEARINGS ON PETITIONS FOR ZONING CHANGES

WHEREAS, the City Council has received petitions for zoning changes, which petitions, numbered 81-54 through 81-57, are on record in the Office of the City Clerk, and

WHEREAS, the City Council deems it in the public interest that hearings be held on said petitions,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, that public hearings will be held in the Education Center, Board Meeting Room, Fourth Floor at 701 East Second Street beginning at 6:00 o'clock P. M. on Monday, the 21st day of September, 1981, on petitions for zoning changes numbered 81-54 through 81-57.

BE IT FURTHER RESOLVED that notice of said hearings be published as required by law.

APPROVED AS TO FORM:

Henry Underhill, City Attorney

Read, approved, and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of August, 1981, the reference having been made in Minute Book 76, and recorded in full in Resolutions Book 17, at Page 366.

Ruth Armstrong
City Clerk