COMMITTEE AGENDA TOPICS

I. Subject: **Independence Boulevard Area Plan**
Action: Review Independence Boulevard Area Plan and make a recommendation to City Council for public comment.

II. Subject: **ReVenture Renewable Energy Park Project**
Action: Receive update/review parameters for ReVenture Renewable Energy Park Project.

III. Subject: **Economic Development Strategic Plan**
Action: Provide input to Economic Development Strategic Plan 2011-2016.

COMMITTEE INFORMATION

Present: Susan Burgess (via conference call), Nancy Carter, Patsy Kinsey, James Mitchell and Andy Dulin

Time: 3:30pm – 5:00pm

ATTACHMENTS

1. PowerPoint Presentation: Independence Boulevard Area Plan
2. PowerPoint Presentation: ReVenture Project
   Handout: Concept Framework for City/Forsite ReVenture Project
3. PowerPoint Presentation: Economic Development Strategic Plan 2011-2016

DISCUSSION HIGHLIGHTS

I. Subject: Independence Boulevard Area Plan

Burgess: Good afternoon everyone, I am Susan Burgess sitting at home in a chair with my laptop. We are going to reorder our agenda and put Independence Boulevard Area Plan as our first discussion due to time constraints. Ron, would you start that off please?

Kimble: Thank you Madam Chair. The Independence Boulevard Area Plan will be presented to you today. You have seen pieces and parts of this before. If after the presentation you are ready to do it, we would appreciate you thinking about a recommendation to the City Council so that the Plan can move forward. Alysia Davis Osborne and Tom Warshauer will take you through the presentation.

Osborne: This presentation will include the plan, purpose and development process, the draft plan policies and the implementation strategies as well as our request for action. The first map shows the centers, corridors and wedges growth framework. The frame work provides a "starting point" for developing the area plan. Most of the plan area is within a growth corridor. This framework includes six transit station area plans along the length of Independence Boulevard. The area plan boundary begins near the Pecan Avenue overpass continuing east on Independence Boulevard to the Town of Matthews. The Plan also includes that parallel portion of Monroe Road for the same distance. The Area Plan development process began with a plan kick-off for stakeholder interviews in May of 2008. During that same year in June and July, there was a Public Kick-off meeting and the beginning of the CAG Workshops. In April through December of 2009, the five CAG Workshops concluded and the process of refining the draft concepts and documents began to take shape. City Council voted to reduce the Transitional Setback along Independence Boulevard and supported redevelopment at Amity Gardens Shopping Center; the site of the new Wal-mart. The CAG updates were reviewed in May, September and November of 2009 and in January and March of 2010. The final public meeting, the review the draft document and the beginning of the Planning Commission presentation to City Council for review all occurred in May 2010. In September of 2010, the Plan will be adopted by the City Council. The purpose of the Plan is to address key land use and transportation issues. Reversing the trend of disinvestment will reinforce the existing neighborhoods of continued stability and livability along the Independence Boulevard corridor. It will provide positive guidance for future land use and infrastructure by updating the existing land use plans for this area. There is the assumption that the Plan will be prepared based on the existing transit and roadway projects. A new vision will be developed to address community issues such as blighted retail and low property values. There is a need for improved public transportation. Traffic on Independence Boulevard is complicated by no left turns, dangerous roads and high traffic volume. Independence Boulevard is the connector between Charlotte and outlying towns of Matthews, Mint Hill and Monroe. This is an area high in diversity and growth potential with its access and location to downtown Charlotte. The guiding principles that will strengthen and build neighborhoods will also create nodes, reclaim and showcase the natural systems. The orientation toward Monroe Road and Central Avenue will leverage opportunities and provide choices that will balance neighborhoods, community and regional needs along the Independence Boulevard/U.S. 74 corridor. The Independence Boulevard transportation projects public hearings brought out many citizen concerns such as property acquisition and access. Restoring left turn access lanes on the business corridor and designing grade-separated light rail along the corridor. The citizens also felt that the draft plan policies needed clarity with regard to future development and neighborhood access. Property owner's compensation for restoring piped streams in the new development. They felt that the community design policies appeared as architectural regulations and the Transitional Setback should be eliminated completely. The Plan does not promote connectivity that the community feels is needed. The PED Overlays show an impact to existing development and some corrective rezoning should be scheduled. The next steps in the Area Plan will be the Planning Committee tour on June 7 with Planning Committee recommendations on

June 15. The City Council Public Comment is scheduled for June 28th followed by the E.D. Committee recommendations on July 8 and City Council adoption on July 26. The action requested today is for the E.D. Committee to recommend that City Council receive public comment on the draft for the Independence Boulevard Area Plan.

Mitchell: Madam Chair, I went back to the schedule because Nancy and I may have a conflict on July 8 when they are calling for E.D. recommendations. I don't think we will be present at that meeting.

Burgess: Anyone else have a conflict in July?

Dulin: I can be here. We might get some work done that day.

Burgess: Ms. Carter are you available on the 8th?

Carter: No, I am sorry I will not be here.

Burgess: Ron, we will have to work on this.

Kimble: We will be glad to try and find a new date.

Kinsey: I am a little nervous about doing this over the summer. When did we get this Plan in our hand? There are a lot of words and I have not read it through and through and I am not comfortable voting. This is something that is this important not only to my district, but to Nancy's. I want us to be sure we have everything covered.

Burgess: Yes, we will reset that date to give us all time to read through it. We will go over the schedule and find a time that we can all meet.

Kinsey: Thank you.

Kimble: Madam Chair are you comfortable enough to ask the Committee to take a vote to send this forward to City Council on June 28 for Public Comment or do you not feel comfortable doing that at this time?

Burgess: Committee, are you ready for Public Comment on the 28th?

Carter: What are the other options, Madam Chair? If we did not send it forward at that time what would the schedule be?

Burgess: Ron can you answer that?

Kimble: No, but I know it would push at least the Council Public Comment. You only have one meeting in July and no meetings in August. So what you are getting into is the summer schedule. So my guess is that it pushes it too much.

Dulin: I hate to see this shelved that long.

Kimble: Here is a comment, your next Committee meeting is June 10. We could bring this document back to you on June 10 then we can still meet the City Council Public Comment date if the Planning Committee recommendations can still be on June 15. So we could have another shot at this for your comments and have material for June 10, but that is open for your discussion and consideration.

Carter: Last week, I had a discussion with Senator Clodfelter and with Senator Rucho who had serious points of discussion about the Transitional Setback. I have a feeling that the issue with Senator Clodfelter is one that we can negotiate through successfully. I am not sure that will happen with the issues that Senator Rucho may share with Senator Clodfelter. Those are applicable with the areas east of Briar Creek. They seem substantial and I am concerned. I think those issues need to be brought to those Senators for some resolution point before we get into approval of a plan that is materially present in that area that they are discussing.

Burgess: Is that something that we could discuss in an early morning meeting?

Kimble: It's an option for the June 10 meeting that if you are still not comfortable, you don't send it forward. You are in control right now at the Committee level as to when you want to recommend for the study to go for Public Comment.

Carter: Madam Chair, if we could ask the staff to have discussions with the two Senators to identify their issues and then to have materials inspection within our staff to see where we could affect a compromise or have other suggestions that would be relevant.

Dulin: Madam Chair, let me comment on that. Nancy if we are going to ask them to do that, we have to give them very clear direction as to what we would like for them to ask. Senators Rucho and Clodfelter really do not have a lot of free time, but we have to give them very clear directions. It's not a chit chat call at all.

Kimble: We are in the loop on discussions Dana Fenton has been in Raleigh, he has been there with Ms. Carter. I think we know what the issues are at staff level. I think we have the ability to talk through the issues and bring back something that might be good and might be negotiated out. We could take a shot at that, if we can't we will come back and tell you we can't do it.

Burgess: Is that reasonable, Ms. Carter?

Carter: Yes, it is and I will be in Raleigh on June 15 as well.

Burgess: It sure would be nice if we could define more time for Public Comment.

Dulin: We can see it again June 10 at our normal meeting at 3:30pm, that's a Thursday, Susan. Then if the Committee feels comfortable with the June 28 Public Comment, then I say let's get it done. I really want to get this done. I will not be at the June 28 meeting, but my participation for that particular meeting is not life or death.

Burgess: O.k. is there a motion?

Dulin: Does that need to be in the form of a motion Ron?

Kimble: Yes.

Motion: *Committee review the Independence Area Plan one more time on June 10 and then Public Comments on the 28th.*

Burgess: Is there a second?

Carter: May I ask a question before I consider a second? Will these dates be published for the Public Hearing prior to our June 10 meeting?

Osborne: No. Public notices will not be mailed until after the June 10 meeting should you choose to proceed with Public Comment on June 28.

Carter: Not even on the first calendar?

Osborne: No.

Carter: In that case, I will second the motion.

Burgess: Is there further discussion? All in favor say aye.

Vote:	*Burgess:*	*Yes*
	Dulin:	*Yes*
	Mitchell:	*Yes*
	Carter:	*Yes*
	Kinsey:	*No*

Dulin: Susan, there was one no; Patsy was a no on that vote.

Kinsey: I voted no because I would rather wait until we hear it again before we set the hearing.

Burgess: O.k. Well we won't set the hearing until after our June 10 meeting that is what I understood is that correct?

Dulin: Yes, correct.

Burgess: We will not publicize it so if we are not ready, we don't have to publicize it.

Dulin: If we were to move Independence toward rapid transit, how does that Plan go along with those plans?

Horton: Neutral. Motor transit is neutral; the plans for light rail or rapid transit are consistent.

Dulin: So there is nothing that is going to sneak up on us, good. Susan we are going back to the slide that starts "Street Elements" it's our page 10. What street is that showing?

Horton: That is an avenue with offices and parking, like Monroe Road.

Dulin: O.K. Monroe Road, wow it doesn't look like Monroe Road. We are showing that there will be setbacks for the buildings and etc?

Horton: Urban rebuilding would set the future curb line, so even if those buildings come closer to the street in urban rezoning; it's supposed to reflect what future curb lines are. That future curb lines show biking and parking.

Dulin: O.k., alright.

Kinsey: I have a question, corrective zoning, is there any schedule on that or does it just come up at the opportunity of development? What is the plan?

Osborne: After the Plan is adopted there will be changes initiated in the zoning.

Kinsey: Thank you.

Burgess: If there are no more questions, let's move to the next item which is ReVenture. Ron can you start the discussion?

Subject: ReVenture Renewable Energy Park Project

Kimble: Thank you Madam Chair, we are going to change some things out with different people coming to the table. So give us about 30 seconds and we will be ready to begin. Madam Chair and members of the Committee this is an exciting project. This is the ReVenture Project, you are all familiar with it when it was first shown to you and we have been to Council one time and been approached by the Developer. We have been hard at work on this for the last couple of months. The team of individuals at the table are the team who has worked most directly on this project; Tom Flynn, with Neighborhood & Business Services, Barry Gullett with Charlotte-Mecklenburg Utilities, and Rob Focus with the environmental side and me. So the four of us have been meeting almost weekly now with the Developer for the last couple of months. We have the PowerPoint presentation to go through with you, but let me set the stage. We thought the best way to bring this project forward was first to come to the Committee and talk about the deal point. These are the things that have to be negotiated out along the way in order for us to get to a successful conclusion. I will tell you that each one of these deal points has tens of issues behind each deal point. So what we are doing today is bringing this outline to you and we are calling it a Concept Framework because we have taken the larger set of issues and worked them down to these particular business issues that will have to be negotiated out. There may very well be more of these as we start to build each one of these and they could spring

little tentacles off of each one of them. But these are for the most part the deal points that will have to be negotiated on this very complicated project. We will walk you through these deal points today. We would hope that when you are done that you will recognize that these are deal points and we would ask you if you are ready to vote on the deal points just to send them forward to City Council, so that City Council can get the benefit of knowing what these Concept Framework deal points are. After that, there is a whole lot of work to bring these deal points back and have the long negotiations that would be necessary in order to get them into the form of a Development Agreement; a larger document that you are used to seeing when you have this complicated project negotiated out. Much like the Arts and Cultural facilities and much like the NASCAR Hall of Fame, this is a very complicated and very involved negotiation. We have had good conversations with the Developer today. We have had very good partnering on the issues, they involve the County, they involve ForSite who is representing ReVenture, they involve the City of Charlotte, they involve the EPA, the Department of Environment and Natural Resources. There are a lot of armies involved; it's a very complicated field. I wanted to give you that frame work upfront so you know the process is to talk about the deal points at the Committee. Have the Committee recommend that these are the deal points to Council. Have the Council concur that these are the deal points and then move forward to the deep kind of conversations that are going to have to be held in order to reach consensus on those with staff recommendations that will come back to you in the fall. There are some deadlines that are being worked through the end of the calendar year; it is a very important deadline for this and it needs to be handled in a pretty expeditious way, but it's got to be done the right way with a lot of negotiations on each one of the deal points. You will see that when we start to go through the presentation, just on the deal points. With that as background, are there any questions on the overall process that we are talking about and how we plan to move forward over the next many months with Council?

Burgess: Are you looking for Committee action today?

Kimble: If you are ready, yes. If you are not, we will bring it back on June 10 and you can look at it again. We want to make sure that there is a comfort level; we are not trying to rush it. We want you to understand that every day that we lose on whether these are the deal points are days that we might lose on negotiation to making sure that we are clear. We need to communicate to outside parties at the State that we are working on this and the more progress that we make the faster that's that. But you have got to be comfortable first; I think that is first and foremost to be able to move forward.

Burgess: Any questions?

Carter: Yes, please. I am concerned to know as we go through the list on the PowerPoint where the hard commitments are that we are making. Is there something that will not be negotiable after this point, could staff point that out to us?

Kimble: All of this is negotiable, these are the deal points. We are going to have to reach consensus and they are all subject to both parties having to come to consensus on them and make recommendations back to Council. Some of them write a letter of support for the project that is pretty straight forward; but most of the others are deal points that must be negotiated with involvement at the State and Federal level.

Carter: Could you also indicate to us where the City is at risk or is making a commitment of assets?

Kimble: Sure, but again we aren't saying that is where we are now. These are the topics and they all have to be negotiated out. These are the topics that have to be worked on and we will point them out as we go through this presentation. This is a business terms outline; these are the items that have to be negotiated out.

Dulin: How are those talks going so far?

Kimble: Good, lots of sharing of information. They have to get comfortable with numbers that we talk about in terms of values of land, because there will be some land exchanges. We have numbers and they have some ideas; we have to find a way to reach consensus on those. We are getting close to being able to reach consensus in just the initial discussions, but we got to go to Council and be sure that you understand that there will be some land swap. You need to authorize that and o.k. that. There will be some land swap and acknowledge that fact. Then we have to go and figure out the specific deal that would cause that land swap to happen.

Dulin: With all due respect to the ReVenture guys in the room; Ron, are these guys up to pulling this thing off?

Kimble: They have a huge plate of work in front of them and us and the County and they are tackling the issues as fast as they can in this very complicated deal. Yes, they are and we are continuing to learn who they are in terms of their LLC and terms of where their funding and equity comes from. We are evaluating their performance and their numbers, so we are still learning about each other. That is part of the process to figure out.

Kinsey: Ron, in some of these deals there have been times when we could bail or when we figured out that it was not going to work. Are those times built into this document?

Kimble: We can bail at anytime up to the end if you don't agree with the deal that staff brings in front of you in the form of a recommendation.

Kinsey: We would not want to bail if there is a lot of time and effort and money that's gone into it. Is there some point; I just don't remember when we said let's go ahead with it, I just don't remember when it has gone to Council.

Kimble: It came to you in the form of a presentation to tell you about the project, and you said go work on it and bring it back. So we are going to do this in stages so that you are not surprised in the end and that you know what we are doing at every step.

Kinsey: But, this has not gone to Council at all?

Kimble: No. It went for a presentation, so we are following the process that you requested; learn more about the project, so this is our first step in telling you what we have learned about the project. There are many more steps to get to the final decision. We need to pick up the pace and be there by the end of the calendar year to make sure that we make the deal if that is what you want.

Dulin: We have to remember that if this thing drags on that these gentlemen in the room they are the ones with the money and capital at risk.

Kimble: I wanted to spend this amount of time up front so that when we go through these negotiating points and the places where we will have to reach consensus in the end. It's a little bit new and a little bit different and very complicated, I want you to know that up front. You have a dedicated staff that are spending a number of hours to work through these deal points and a willing partner that has come to the table with a

cooperative spirit to make this project happen. It is a fantastic project if it can be delivered; probably a premier project in the country not just in the State for sure, it's got that kind of land mark status.

Carter: It was well received in France; particularly the bio-med project that I was shown has an international status.

Kimble: ReVenture Park is a renewable energy eco-industrial park and it's large with 667 acres. I am going to show you a schematic rendering of the property; it's located on the Mecklenburg County side of the Catawba River off of Highway 27. Tom McKittrick is with Forsite Development and he is the lead representative for the ReVenture Project. Jason Greup is at most of the sessions with us, they have other consultants that are working with them on this project. It's a large team, but Tom and Jason the two we meet with most often. Clairant is the current owner, but they have a relationship with Forsite in order to take down the property. Clairant has been on this site since 1936; the site is a Brownfield site on the Superfund list, so it's contaminated. That makes it more complicated, but it also is an opportunity to take a piece of property that is contaminated and make it productive, tax bearing, job producing energy type industry. It's a very ambitious project, but it's got a lot of things that need policy goals of the City of Charlotte.

Carter: I think at one point we saw a map of the Brownfield area. Can that be included so that we can see exactly where that is?

Kimble: This is a map of the 676 area showing Highway 27, the Catawba River, the Clairant site and down in this area is our current Long Creek Pump Station site that has been there since the 1970's. This is the US National Whitewater Center at the right end of the map and this is what could be a proposed future location of a Long Creek Wastewater Treatment Plant that the City of Charlotte would design build and own. That would be a decision later that the Council would need to make based upon the finances of Charlotte-Mecklenburg Utilities. Deal point number one is do we want to build a wastewater treatment plant and how much would that cost and what impact would that have?

Carter: The land designation would it be City owned or leased?

Kimble: The Long Creek Pump Station site, which is 103 acres, would be a swap for the Statesville Avenue landfill site. We would determine what the difference in value is between the two sites and the other values that would add consideration for the Developer in the land swap. We will walk you through those considerations at the same time we would secure an option on the future wastewater treatment site. We would not buy the land initially, we would secure an option and the only way would be to purchase on that option is if we can come to terms on the all the deals that are up here. In terms of the Clariant Wastewater Treatment Plant site going dark and us being able to secure through some purchase the nitrogen and phosphorous limits and allocations that are dedicated to that wastewater plant that can then be dedicated to our new wastewater treatment plant. If I say anything wrong, Barry, please correct me.

Carter: I have a question about the wording in the options section; "the agreed upon price for an agreed upon terms", do we negotiate that at this point or later?

Kimble: It will be in the development agreement that comes to you. That is something that we have to negotiate out, not right now, but as we bring this back.

Carter: So by the time we sign any commitment, we will know the price and we will know the terms?

Kimble: Absolutely. Council has the final say so piece. If you don't agree with it, say so, we will continue to update you all the way until we get to the final development agreement product. One of the deal points you will see is continuing our negotiations with the folks across the river. Whatever we come out of with them determines the ultimate size of this facility that you have to build because if they come with us, it is a larger facility initially. If they don't, it's a smaller facility initially.

Kinsey: It that facility permitted yet?

Gullet: The proposed plant, no. We are working on environmental impact statements now and we really need to put the confirmation for the variance treatment plant plans to us.

Kinsey: Do we have to have our neighbor across the river to do the plant?

Gullet: I don't think so.

Dulin: The Mount Holly side of the river, do they have any trump cards that could stop it?

Gullet: This project will be easier the more partners that we have. If we go forward with this and Clariant is still doable, but it would be more difficult. The more partners we have, the more we can consolidate older treatment plants into a new more modern State of the Art treatment plant, the easier the process will be in getting a new permit.

Dulin: Does Mount Holly see the value in that or are they hearing from their citizens that live out there? That is good quiet living; when we go starting to put up billion dollar projects across the way.

Gullet: Mount Holly is in the position that they need additional wastewater treatment capacity. They are also in the position of being told so by the State that they are going to need some very expensive upgrades to their existing wastewater treatment plants. One of their options is to work with us; the other option being to participate in some sort of regional utility interest in Gaston County. That is where they are right now, looking at possibilities.

Kimble: The next slide is the Statesville Avenue landfill site. We want to make sure that you know that there is an exchange or swap that will occur. This is just a conceptual drawing, there is nothing firm at this point. This is potentially what could go on this site. Out here on I-85 at the Statesville Avenue bridge, there are actually three businesses here. The plant is there; the concrete re-cycling facility and the salvage yard is there. Forsite/ReVenture would like to swap the land that is in the purple shaded area on the map for the Long Creek Pump Station site that you saw on the previous slide. The goal is to eventually have all of the waste steam from Solid Waste that is picked up in Charlotte brought to this facility. The County is involved in this because the County would then strike an agreement. They have a memorandum of understanding right now with Forsite/ReVenture that is to have all waste stream accepted at this site turned over to Forsite/ReVenture. They could reuse it in their Waste to Energy Project that would be the ReVenture project. They would accumulate all of that on this site and through the construction here and process it into something that could be transported out to the ReVenture site and used in the Waste to Energy Project. They would then make an agreement with energy providers on how much they would be paid for the energy that was created on the ReVenture site. They could also use this product to service the other businesses that are located on the site.

Carter: Transportation is part of the cost when you use alternative energy. Is there a way to pipe or is that prohibitive and is there special transportation used?

Kimble: The type of product that you would need to transport is infused as I understand it and has to be transported by some vehicle.

Tom M.: (Tom McKittrick) Calculated transportation savings from the City's truck going to this more central location rather than going to the landfill. There is a significant amount of transportation miles saved in that process alone.

Kimble: As we go through the deal points, we can come back to the map to illustrate what those deal points are. The first one is labeled "swap of Statesville Avenue site for Long Creek Pump Station site". The deal points and the concept frameworks would include the City and developer to exchange the Statesville Avenue landfill site for the current Long Creek Pump Station site. The value of the Statesville landfill is set at $50,000; that is the number that we talked about. You will ultimately decide that. If the developer gets this for $50,000, they also have to indemnify the City from all Federal, State and third parties relating to contamination from the Statesville site. That is a powerful indemnification with value. You remember the previous deal we tried on the Statesville landfill, it was a firm from out of St. Louis. They agreed to purchase the site for $100,000, so we are back to the same point that you were with the former St. Louis based firm. Forsite has put $50,000 on the table; we are not going to quibble over $50,000 because the indemnification clause is the most important. The value of the Statesville site is $50,000 and the value of the pump station site is a total value of various components. The value of the land, value of the nitrogen and phosphorous allocation credits. If they shut down the Clairant site and we get those credits, there is a value there. We associate those values in the first stage with the land swap or with the options with the property that would be the second piece of land, the 74 acres. So how does this come together to recognize value? This the Whitewater Center Parkway, if we were to ever purchase this property and we were cut off from the rest of the site, we would have to build a road off of Whitewater Center Parkway. This would be needed to access the Long Creek Pump Station site and our wastewater treatment site. That is a very expensive stream crossing to build a bridge over there. If we could negotiate with ReVenture and Forsite to get access to these two sites through their property, then we could avoid a rather large and expensive roadway connection. There is a value for that access to this site as opposed to us having to construct a bridge and road through Whitewater.

Dulin: My guess is that Crosland is not going to be happy about us bringing our trucks through their residential development.

Kimble: Their future residential development.

Kinsey: How do they access the plant?

Gullet: Right now we come down the Parkway onto the old Hawfield Road.

Kimble: But you can't get across the stream to access the future wastewater treatment plant site. If that is what we have to do in the future, that is the expensive part, building that bridge access.

Kinsey: If we build the new one will the old one would be closed?

Gullet: No, that is not correct. This is just pumping station and that pumping station is designed so that it can be incorporated as the pumping station for the wastewater treatment plant.

Kinsey: But we don't need access between the two?

Gullet: Yes we do.

Kinsey: So we still have to build the bridge over the creek?

Gullet: There are some other possibilities that we are looking at about where to do that. We may come up and around. That is one of the things we are still working on.

Kinsey: It will be interesting to see how you are going to do that.

Kimble: That is why we say it will be determined by how we access and the value of that access. We haven't gotten to the bottom line on that. I think you are really are going to see all the moving parts that are going to have to be negotiated out before we bring a full development agreement back to you. The proposed development plan, and the proposed uses of the Statesville Avenue landfill site, must be mutually agreed upon by the developer and the City. We certainly want you and us and the developer to be in agreement on those. We will support the memorandum of understanding between the Forsite/ReVenture which commits the City's future municipal solid waste to the developer so that they can use for their Waste to Energy process. The County already has that agreement pretty much negotiated out.

Saul: (Cary Saul) I am with the Mecklenburg County Land Use Environmental Services. We are in a similar position that you are except that we have negotiated a little bit further. We have worked out terms for the deal, but it's not a contract that we have taken to the Board for approval.

Kimble: The City will support the memorandum of understanding between Mecklenburg County and the developer which commits the City's municipal solid waste to the developer.

Carter: Is this for all of the municipal solid waste or just from this one plant?

Kimble: It is all the waste that comes to this site now plus the future stream that could come from the City of Charlotte as we deliver waste to this particular site.

Saul: Yard waste is taken to the Clairant site by ReVenture to make a product out of it. The rest of the municipal solid waste is what we have committed to this facility.

Kimble: Next is the Future Long Creek Wastewater Treatment Plant site. The City will secure an option for the future LCWTP site and the City will pay an agreed upon value for the existing discharge and permit allocation on the Developer's private treatment plant. This is where we need those nitrogen and phosphorous allocation credits and there is a value for those that we need to negotiate. At some point in the conversation early on when you were approached, they wanted to be the builder and designer, either own and lease back or they wanted to purchase at the end construction. We evaluated that and we have some concerns whether or not we wanted to give that risk to somebody else and have an obligation to purchase at the end only to find out that there was not a product that was functioning according to the regulations. We would rather be in control of that ourselves and that was a very hard conception, but in the end, we are always in charge of our destiny and the repercussions of anything that we did not do right. We reserve the right to design, build and own and operate the future Long Creek Wastewater Treatment Plant as approved by City Council. That is a deal point that we needed to state clearly. We gave a good analysis. The City will continue to negotiate with partners in Gaston County. The Charlotte-Mecklenburg Utilities Capital Improvement Program and rate modeling envisions a 12,000,000 gallon per day facility in the first phase of the Long Creek Wastewater Treatment Plant already in modeling. If partners in Gaston County will come on board with us that is

more than likely the size facility we would need to build. The latest model already incorporates that into our rate modeling. If they do not come on board with us, that facility would be less than that for instance and 8,000,000 gallon per day facility would not have as big of an impact on the rate model as the larger facility. However, you would have more revenue with the 12,000,000 gallon per day if you had those partners across the river. So we have to evaluate how this effects the rate model overall. Capital versus revenue versus operating cost.

Kinsey: Would the smaller facility be expandable to 12,000,000 gallons per day?

Gullet: Yes, ultimately expandable to 17,000,000 gallons per day. The long-term projections are that Charlotte would need 17,000,000 and Mount Holly would need 8,000,000 gallons per day.

Kimble: Again, that is the first phase that we are talking about. The contaminated ground water from the ReVenture site when the future LCWTP is built and the developer agrees to accept treated discharge from the LCWTP equal to or grated than the amount of contaminated ground water sent to the LCWTP. This says the contaminated ground water that comes off of the Clairant site could come to the new wastewater treatment plant facility that the City of Charlotte would build. What we want to try and do is to say that the amount of contaminated ground water that comes to our plant, that in order to preserve the capacity of our plant, we would like for the developer to agree to accept at least the same amount of treated discharge that comes from that facility to be reused in their operations in their facilities as part of their ReVenture/Forsite project. What we are trying to do is preserve the capacity of our plant. Contaminated ground water which is now treated at the Clairant plant if it goes out of service, then that contaminated ground water has to be treated someplace else. It would be treated at our new LCWTP, but the amount of flow that comes off of the Clairant site to be treated at the LCWTP. We would like the developer to agree that after it is treated, to take at least that amount of treatment into their operations.

Gullet: As a matter of fact, if we don't accept ground water remediation's into the sanitary sewer system, anyone who is doing ground water typically gets their own permit to discharge into the environment. In this case, it eliminates the need for that Clairant waste water treatment plant that is treating that ground water today. We would agree to accept that contaminated ground water, feed it in the public treatment plant and to help offset that, we would take that water back to use for cooling and irrigation water in those biomass energy plants. It's reuse water, reclaimed water, that's what we are talking about.

Carter: Gray water?

Gullet: It's technically not gray water; it's treated waste water, its reclaimed water.

Kinsey: What about the containments?

Tom M.: The primary component in the ground water coribenzine; it's a very treatable contaminant. About 350,000 gallons annually is what we are treating, so it's not a substantial amount of water.

Gullet: There are also some advantages to our discharge permit by having to reuse this water so we can reap those benefits.

Kimble: It's a good way to recycle and reuse and environmentally protect our community. Point number five, the developer will discontinue the treatment of third party wastewater on the existing private waste water treatment facility. Finally one that we

are working is concerning the biosolids. Charlotte-Mecklenburg Utilities agrees to provide biosolids and the developer agrees to guarantee the acceptance of Charlotte-Mecklenburg Utilities' biosolids that would be used as fuel for proposed biomass plant. We want to have the biosolids that settle out in the basin of the new LCWTP and maybe the biosolids that are at all of our waste water treatment plants. We could find a way to have those shipped to this new ReVenture site and all of the biosolids could be turned from waste into energy someday. We are working on how could we agree and under what terms and conditions to do this. It would have to be under terms and conditions that are acceptable to Forsite/ReVenture as well as the City.

Carter: I would like ask staff to have a mental shift on this because biosolids and items that can be recycled are going to be seen as assets of value. In Europe those are valued and are sold under contract. To recognize that in the contract for the future, make sure that there is an equitable solution to all of this.

Kimble: If I read you correctly, there is value in biosolids and that value may increase in time and so we need to have provisions in the agreement that could account for that increase in value.

Carter: Yes.

Kimble: These next items we call "Other Components". The City will provide necessary support to assist the developer in procuring financing through the Recovery Zone Bonds from Mecklenburg County. These bonds come from Mecklenburg County and not from the City of Charlotte and there is capacity in the Recovery Zone Bonds for this year. This is something that we would like to do because there is value in us assisting them in that effort.

Dulin: Do we know how much capacity there is left in the Recovery Zone Bond?

Flynn: Remember back to the Siemens deal? Part of the package that we offered to Siemens was $17,000,000 in Recovery Zone Bonds. So we have that level of capacity available for this.

Dulin: Is Mecklenburg County willing to participate and sell them to us?

Flynn: Yes, this is just like an industrial government bond.

Dulin: So they are for sale on the market and we own the rights to them?

Kimble: Mecklenburg County owns the rights to them. This says we will provide necessary support in procuring through Mecklenburg County. They are asking for our support.

Dulin: Securing and through?

Carter: Was this a verbal commitment of support or material support?

Kimble: We have been working with Bobbie Shields and the staff in the County and we will continue to work with them.

Flynn: I don't think there is anything else other than permits required.

Carter: No other process underway?

Kimble: No. The next item says that the City will authorize the City Manager's Office to negotiate exclusively with the developer to see if we can reach a satisfactory conclusion to a satisfactory development agreement. Rightfully, Forsite/ReVenture is concerned that they are going to spend all of this time to reach an agreement then somebody at the last minute is going to come by and say I want to give you $75,000 for the Statesville Avenue Landfill site. We feel toward the next six months while we work through this deal, that it is a reasonable request that we do this exclusive agreement with them. If we find along the way that the deal breaks down, we come

to you and say we are ready to entertain any and all other offers on the Statesville Avenue Landfill site. It's imperious for us to get to a final deal. They have asked that the City provide a formal letter.

Dulin: I am sorry Ron, is six months enough time for all to get together on this?

Kimble: I think we would know within that six months whether we will have a deal that we could recommend or not.

Dulin: O.k. Very good.

Kimble: For the time it takes to get to that point, they are asking that we provide a formal letter of endorsement illustrating its support for the ReVenture Project. That means is this a concept that we are working on and what could happen is here is the framework with ReVenture and with Forsite and we are committed to making this work by supporting the project as we are moving forward. You will know at the end if this is not a development agreement that you agree to, then it's not a deal.

Kinsey: Why do they want one and when do they want one?

Kimble: I will let Mr. McKittrick answer that.

Tom.M: This letter of support is we are procuring a variety of permits on behalf of the City of Charlotte. Write a letter stating that you are in favor of the concept we are trying to create; it's as much of a consensus component. There is nothing formal about it; we have multiple letters of support from environmental groups that we have been working on and that's the type of support that is important to portray to the EPA, DENR and various other folks that we are negating with.

Kinsey: I am uncomfortable with it because it does say formal letter of endorsement.

Kimble: I understand. It would have to be a letter acceptably written.

Carter: Are there other partners that would be viable?

Tom M.: We are working on those letters as well.

Kimble: We are now to the last slide and it is up to you if you are ready, if you are not, we can bring it back on June 10. The next steps are for City Council to consider the Economic Development Committee's recommendation on a concept framework and that doesn't happen until it comes out of Committee. We have to continue to discuss/resolve environmental issues with DENR and EPA. Reach agreement on financial issues for the value of the land swap, the nitrogen and phosphorous allocation credits, Clairant Treatment Plant, and other considerations of value. Continue negotiations with Gaston County entities. And eventually bring draft agreement back to the ED Committee in the fall as we work with these. We can bring you periodic reports, but remember we are going into the summer season, so the opportunity to bring a lot of those back will not be there. It will take a while to negotiate all those deal points.

Dulin: Susan, are you still on?

Burgess: Yes, I am here.

Dulin: This is the biggest deal we have ever worked on. It's bigger than NASCAR as far as size, scope, future. It's also as complicated as anything in the five years that I have been on Council. We have the right team together here from Ron Kimble on down to work on this. I would like for us to go ahead and move this forward while we are on our summer break and not working is really good time for staff and the developers to work. Let's go ahead and get the six month time schedule moving. The only way it's going to happen is if we get it moving. It can sit and we can delay it today and

nothing will happen on it productively or we can move it forward and let the staff watch our backside over the summer.

Mitchell: Madam Chair, we are about to lose one member, Ms. Kinsey has a meeting she has to go to.

Carter: There is an attachment missing, what happened to it?

Kimble: What you are asking to be forwarded is the attachment that came out of the attachment.

Carter: Yes and that clause is included in the white pages. I need to understand the difference somewhere along the line. I will support this, but I need better understanding of number five, part VI.

Dulin: Do I need to make a motion Ron?

Motion: *Committee to move this forward for continued study and continued negotiations between City staff and the developers of Forsite over the next six months period.*

Kimble: I think what you are saying is you are recommending the Concept Framework that the City Council designed on the June 14 Council Meeting.

Burgess: Is there a second, all in favor say aye.

VOTE: *Motion made by Dulin, seconded by Mitchell, vote was unanimous to recommend the ReVenture Concept Framework to City Council for the June 14 Council Meeting.*

Burgess: It's almost 5:00pm should we stop or not?

Dulin: We are going to lose Patsy, but we will still have a quorum.

Burgess: O.K. let's keep going. Tom and Dennis will take us through the ED Strategic Plan.

Marstall: I can do this in four minutes.

Subject: Economic Development Strategic Plan

Marstall: As I said, I am going to go through this very quickly, answering all of your questions.

The Economic Development Strategic Plan 2011-2016 has five strategy areas. Business Attraction and Retention, Transit Corridor and Business District Revitalization, Small business Development, Workforce Development, and Hospitality, Cultural and Tourism Assets. In the 2011 -2016 process, our Mission & Objectives are complete, Environmental Scan is complete. The Strategy Formulation will be completed in the summer of 2010. The Mission & Objectives will promote economic opportunity by promoting a healthy business climate, ensuring that small businesses have the opportunity to participate in informal City procurement. We will expand the tax base and revenues by advancing business corridor revitalization and redevelopment. Promote infill development/ center city/ distressed neighborhoods/ transit. We will develop collaborative solutions in the avocation of business facilitation. Business process improvements through the Environmental Scan through data collection we will show key trends in business and growth. Define the driving forces for economic

development change over the next five years. Information from other cities compared with our information and vision statements. The key economic areas that the City needs to focus on to attain our vision. Most importantly, we can identify the City's role in economic development, using the acronym SWOT reminds us of our Strengths, Weaknesses, Opportunities and Threats to our economic development. Our strength lies in our business-friendly atmosphere, good infrastructure, national location. Our cost of living and doing business on par with other peer cities. We have a strong and vibrant Center City. Our diversified economy includes growth of an energy sector making it attractive for foreign-direct investment. We have a non-union workforce backed by strong economic development organizations in the region. A strong track record of public/private/non-profit collaborations gives us the ability to attract a skilled workforce.

Carter: There are two things that I don't see here; one is the strong regionalism that is developing. I think that is a very great asset for us if we look to regional planning and regional achievement of problems such as transportation and air quality. Number two the attention of our State government on our potential. Don't know how you phrase that, but I think that is a true positive for us as we promote ourselves that we have that presence.

Marstall: Our weaknesses include an insufficient access to equity capital such as venture and angel funding. Manufacturing and semi-skilled workforce issues such as the need for training and apprenticeships. There is a need for entrepreneur resources in the area.

Dulin: The second bullet point manufacturing, skilled workforce issue. Some of us attended the Charlotte Regional Partnership luncheon today and they highlighted the nine community colleges in this region. I can see if you want to make that a weakness, fine, there are always more folks we can serve and train. How can we plug our fabulous college community network into making that into a strength and not a weakness?

Flynn: When you have those resources, one of the issues is getting young people coming out of high school to recognizing that is a viable career. So getting them to go to a community college and getting a job as a very highly skilled technician. So that is why we talked about apprenticeships and training. Clearly, maybe that is one of the things we need to go back and put on there as a strength in terms of our community colleges.

Marstall: The cost of doing business as compared to surrounding counties and crossing the State line into South Carolina.

Mitchell: Madam Chair for a couple of years we dealt with permitting process; help me with my memory. At the end, what we realized is until we consolidate or have both City and County talking on the same IT system, we are going to have challenges. Was that the conclusion?

Kimble: We have made improvements on both the City and the County side; but there are two different sides. We have integrated as much as we can our business processes and we have two separate computer systems that can talk to each other, but they are not the same system. They can transfer information back and forth and we are only now picking up the pace on digital submissions of plans from the business community so that they can send them one time to a central point. We are making some good

strides, but in the end, we are not one organization administrating permitting functions.

Mitchell: So we still have the City taking care of the outside and the County taking care of the inside?

Kimble: Pretty much so.

Dulin: An example in reality of is the Cavalia horse show, fabulous production. The man that brought that show to Charlotte; not sure if he is the producer or the owner. Apparently Charlotte has been the hardest place for them to get permitted and do business of any other cities that they have taken that show, including Chicago and Los Angeles. It was the said that Charlotte was the hardest place for that man to come and do business. That is not a perception that is a reality.

Kimble: That is good feedback for us to follow up on.

Marstall: We have multiple opportunities for change and improvement such as implementation of the Small Business Strategic Plan. The branding of Charlotte market and business resources, including online services, resources for businesses; especially entrepreneurs and start-up businesses. We are more focused on economic development efforts with our Strategic Plan and building on the growth of energy sector and alternative energy. Increasing our tourism and business travel. UNCC, Charlotte Research Institute and NC Research Campus are expanding.

Carter: The growth of the energy sector and alternative energy; I would include environmental sector in that. That is separate, but it is a compliment to those.

Marstall: Threats include relocation of businesses to surrounding counties and South Carolina.

Carter: How is that trended over the years? That exodus of businesses.

Flynn: I think the recession has slowed it down somewhat.

Dulin: Nancy, along those lines we are losing the business, but most of those households are staying in Mecklenburg County. Executives are not moving their households yet, but it is so much cheaper for them to drive the few miles to South Carolina and do business that they are just loving it.

Marstall: There is still economic uncertainty and lack of business due to the length of the economic recovery. There is a need for continued funding for infrastructure such as transit, improvements of State and local roads. Federal and State mandates including air quality, water quality and business license requirements must be improved. The important potential strategy areas include small business, environment/sustainability, business corridors, transit/transportation, venture capital, clean energy, business and tourism retention, workforce development and education, innovation and creativity and high growth entrepreneurs. The Strategic Plan timeframe begins in May with the ED Committee update, followed by strategy development. The ED Cabinet update and ED Committee update then meeting with key stakeholders such as the Chamber, Charlotte Regional Partnership, University City Partners and others. In August, we will have the Business Advisory Committee update and the ED Committee recommendation ending with the City Council adoption at the end of August. This is our second update to you.

Carter: One thing on that last slide, can we list venture capital as an asset? I have heard various feedback on that. Do we really want to have access to venture capital, is it viable at this point or is it something that is just trying to take root?

Marstall: We see venture capital more as a weakness.

Flynn: I have heard something similar, that it's here, but the companies aren't ready for it. And the other side, no it's not here and we have companies ready for it. Paul Wetenhall with the Ben Craig Center has been helping us to with that. I think the better question is "what is the City's role in that"?

Mitchell: On the business corridors we show new market tax credits because part of the new policy is going out to commercial development, particularly for the business corridor that's missing in there and I think we need to include it.

Burgess: Thank you Dennis, are there any questions or discussions. Our next meeting is scheduled for June 10 at 3:30pm.

Adjourned: 3:30pm

Economic Development Council Committee
Tuesday, May 25, 2010 at 3:30pm
Charlotte-Mecklenburg Government Center
Room 280

Committee Members: Susan Burgess, Chair
James Mitchell, Vice Chair
Nancy Carter
Andy Dulin
Patsy Kinsey

Staff Resource: Ron Kimble, Deputy City Manager

AGENDA

I. REVENTURE RENEWABLE ENERGY PARK PROJECT - 30 minutes
Staff: Ron Kimble, Deputy City Manager
Action: Receive update/review parameters for ReVenture Renewable Energy Park Project.
Attachment

II. INDEPENDENCE BOULEVARD AREA PLAN – 30 minutes
Staff: Tom Warshauer, Community & Commerce Manager & Alysia Davis Osborne, Principal Planner
Action: Review Independence Boulevard Area Plan and make a recommendation to City Council for public comment.

III. ECONOMIC DEVELOPMENT STRATEGIC PLAN – 30 minutes
Staff: Tom Flynn, Economic Development Manager & Dennis Marstall, Economic Development Program Manager
Action: Provide input to Economic Development Strategic Plan 2011-2016. **Attachment**

IV. NEXT MEETING: Thursday, June 10, 2010 at 3:30pm, Room 280

Distribution: Mayor/City Council Curt Walton, City Manager Leadership Team Executive Team

Concept Framework for
City/Forsite ReVenture Project

Background:

The City recognizes that the various components and proceeds from the transaction outlined below are critical to the success of the ReVenture Project.

Likewise, Developer recognizes the importance of the future Long Creek Wastewater Treatment Plant (LCWTP) Project to Charlotte Mecklenburg Utilities (CMU) and the importance of Developer's existing permit and related nutrient allocation to such CMU project.

I. Swap of Statesville Avenue Site for Long Creek Pump Station Site:

1. The general structure would be for City and Developer to exchange the Statesville Avenue Landfill Site ("Statesville") for the current Long Creek Pump Station Site ("Pump Station Site"), with the City paying the difference in value to ReVenture.

2. The value of Statesville is set at $50,000, and the value of the Pump Station Site is to be determined by a total value of various components and considerations offered by Developer (including, but not limited to, such items as land appraised value and value of access easements).

3. Developer to indemnify the City from all Federal, State and third party claims regarding environmental concerns/future issues related to contamination from Statesville site.

4. The proposed development plan and proposed uses by Developer on the Statesville site must also be mutually agreed upon by Developer and the City.

5. The City will support the Memorandum of Understanding between Mecklenburg County and Developer which commits the City's municipal solid waste to Developer.

II. Future Long Creek Wastewater Treatment Plant Site:

1. The City will secure an option for the future LCWTP site from Developer for an agreed upon price for an agreed upon term. The City will pay an agreed upon value for the existing discharge and permit allocation on Developer's private treatment plant.

2. The City will reserve the right to design, build, own and operate the appropriately sized future LCWTP as or when approved by the Charlotte City Council.

3. The City will continue to negotiate with partners in Gaston County to determine if they wish to connect to Gastonia or connect to the future LCWTP. This will

determine if the future LCWTP is either an 8 mgd first phase or a 12 mgd first phase project. The CMU capital improvement program and rate modeling includes a 12 mgd first phase.

4. CMU will treat the contaminated ground water from the ReVenture site when the future LCWTP is built and will provide a letter to NCDNER confirming this commitment. Developer agrees to accept treated discharge from the LCWTP equal to or greater than the amount of contaminated ground water sent to the LCWTP.

5. Subject only to current leases and/or contracts, Developer will discontinue the treatment of third party wastewater and cease efforts to further utilize the existing private waste water treatment facility.

6. Subject to a mutually acceptable technology and pricing structure, CMU agrees to provide biosolids and Developer agrees to guarantee the acceptance of CMU's biosolids that would be used as fuel for the proposed biomass plant.

III. Other Components

1. City will provide necessary support to assist Developer in procuring financing through Recovery Zone Bonds from Mecklenburg County.

2. To help Developer facilitate the necessary permits for the Statesville site, the City will authorize the City Manager's office to negotiate exclusively with Developer.

3. The City will provide a formal letter of endorsement illustrating its support for the ReVenture Project.

CHARLOTTE

NEIGHBORHOOD & BUSINESS SERVICES

Economic Development Strategic Plan

2011-2016

Economic Development Committee

May 25, 2010

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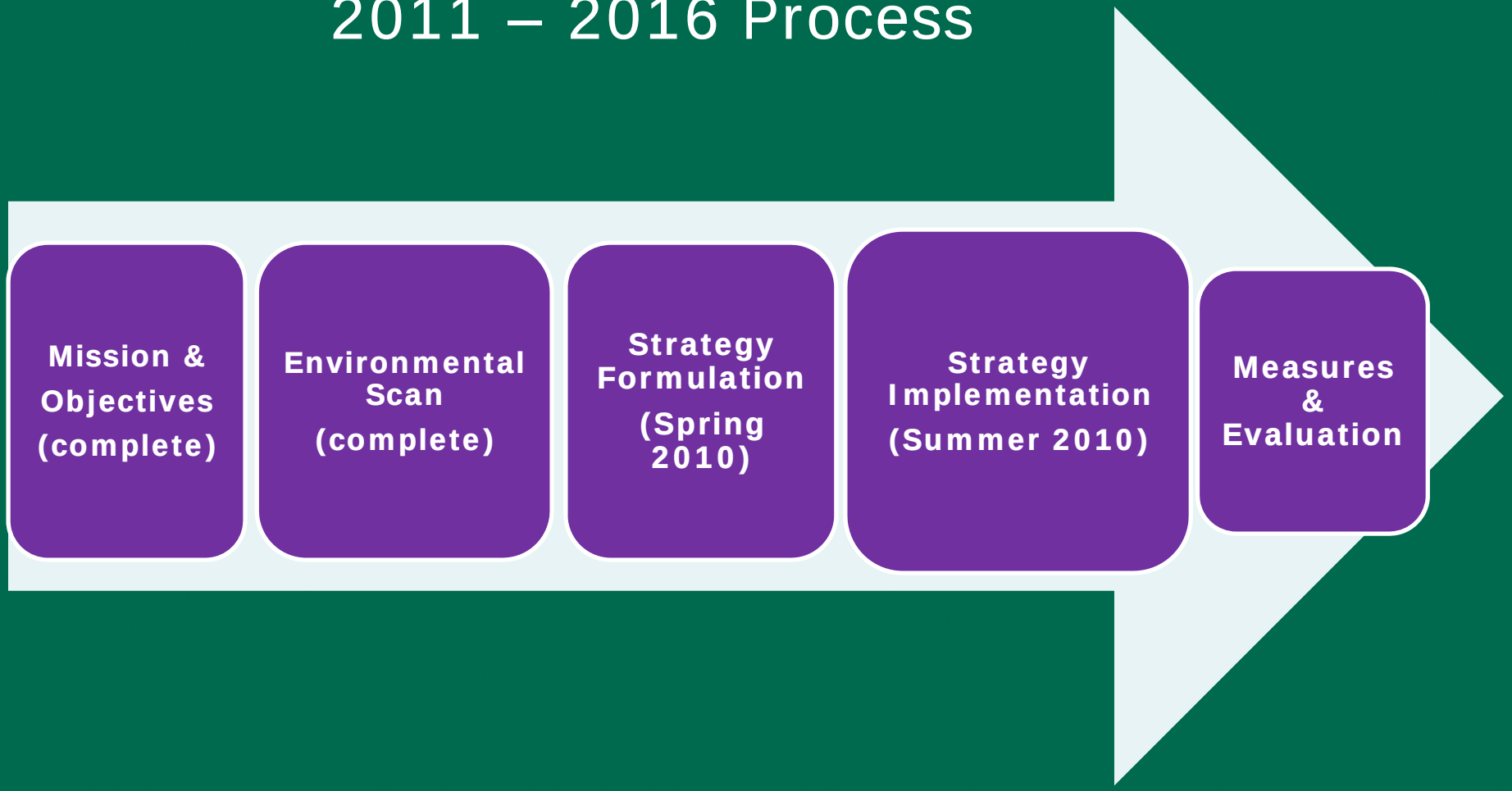
2005 – 2010 Recap

Charlotte will be the most prosperous and livable city for all citizens through quality economic development

Five Strategy Areas

1) Business Attraction and Retention
2) Transit Corridor and Business District Revitalization
3) Small Business Development
4) Workforce Development
5) Hospitality, Cultural and Tourism Assets

2011 – 2016 Process



Economic Development Strategic Plan 2011-2016

Process

Mission & Objectives (complete)

(From the 2010 – 2011 Focus Area Plan)
Charlotte will be the most prosperous and livable city for all citizens through quality economic development.

Promote Economic Opportunity

- Promote a healthy business climate
- Ensure that small businesses have the opportunity to participate in informal City procurement
- Enhance Workforce Development

Expand Tax Base and Revenues

- Advance Business Corridor Revitalization and Redevelopment
- Promote Infill Development/Center City/Distressed Neighborhoods/Transit

Develop Collaborative Solutions

- Advocate Business Facilitation/Business Process Improvements

Environmental Scan

Environmental Scan

- Data Collection

- SWOT
  - Strengths
  - Weaknesses
  - Opportunities
  - Threats

- Key trends from information?
- What are the driving forces for economic development change over the next five years?
- What does the information tell us about attaining our ED vision? Other city vision statements?
- What are the key economic areas that the City needs to focus on to attain the vision?
- Identify the City's role in economic development?

Environmental Scan

Environmental Scan

We have data that shows:

- We are an in-migration city with a growing population and business base.
- Our economy and workforce is diverse
- Our cost of doing business is positive by Kosmont-Rose Institute
- Our cost of living is competitive – housing costs, etc.
- Our turnaround times for permitting is reasonable – 10 work days for 1 -2 hour reviews
- Our High School graduation rate is in the middle with peer cities
- We have a more educated population
- We have good infrastructure and many community assets to highlight.
- **We have a strong base to build upon ….. for the next five years**

Strengths

- Business-friendly (including small bus.)
- Good infrastructure
- Good location
- Good cost of living and doing business
  - compared to peer cities
- Diversified Economy
- Growth of Energy Sector
- Attractive for foreign-direct investment
- Non-union workforce
- Ability to attract skilled workforce
- Strong economic development organizations in the region
- Strong track record of public/private/non-profit collaborations

Weaknesses

- Insufficient access to equity capital (venture and angel funding)
- Manufacturing workforce issues (including training/apprenticeships)
- Need for entrepreneur resources
- Government regulations and permitting (or perception of)
- Perception and achievements in CMS (K-12)

Opportunities

- Implementation of the Small Business Strategic Plan
- Branding of Charlotte market and business resources
- Resources (incl. online) for businesses, especially entrepreneurs and start-ups
- More focused economic development efforts (w/Strategic Plan)
- Build on growth of energy sector and alternative energy
- Increase tourism and business travel
- Target international businesses
- Availability of industrial/office space

Threats

- Relocation of businesses to surrounding counties
- Economic uncertainty/lack of business due to length of economic recovery
- Continued funding for infrastructure -- transit, state & local roads, water/sewer, parks/open space, etc.
- Consolidation in the airline industry
- Federal and State mandates – air quality, water quality and business license requirements, etc.

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Potential Strategy Areas

- Small Businesses
- Environment/Sustainability
- Business Corridors
- Transit/Transportation
- Venture Capital
- Energy Hub & Clean Energy
- Business Retention
- Tourism
- Workforce Development
- Education
- "Business Friendly" City
- Innovation & Creativity
- High Growth Entrepreneurs

Business Attraction & Growth
- Business Customer Service/BusinessFi*rst* Program
- Diverse Economic Base/Sectors
- Workforce Development
  - WDB/ Restructure of WIA delivery
  - Youth Employment
- Foreign-Direct Investment
- Economic Development Marketing

Technology and Innovation
- Attraction/Development of Venture Capital
- Support for High Growth Entrepreneurs
- Talent Attraction (College grads/Foreign Nationals

Real Estate, Revitalization & Sustainability
- Business Corridors
- Transit Corridors
- TIF Policy
- Environment & Sustainability

Small Business
- Small Business-Friendly City
- Small Business Consortium
- Web Portal
- SBO Policy

Tourism
- Convention marketing of tourism assets
- Amateur Sports
- Baseball

Energy Hub/Clean Energy

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Strategic Plan Timeframe

- **May 25** – ED Committee Update
- **June** -- Strategy Development
- **June 10 –** ED Cabinet Update
- **July** 8 – ED Committee Update
- **July** -- Meeting with Key Stakeholders (Chamber, CRP, UCP, CCCP, CRVA)
- **August** – BAC Update
- **August 12 –** ED Committee Recommendation
- **August 23 –** City Council Adoption

CHARLOTTE
OFFICE OF THE CITY MANAGER

ReVenture Project

Presentation to Economic Development Committee

May 25, 2010

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ReVenture Park

- ReVenture Park is a proposed Renewable Energy Eco-Industrial Park consisting of 667 acres
- Located on Mecklenburg County side of Catawba River on Highway 27
- Tom McKittrick of Forsite Development is their lead representative
- Clariant is the current owner and has been located here since 1936
- Is a brownfield site on Superfund list

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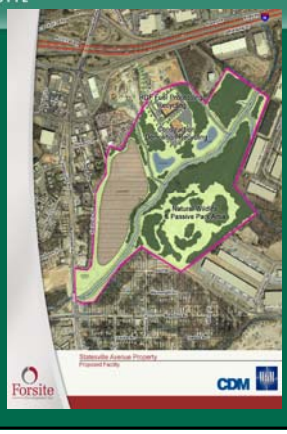

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2) The City will reserve the right to design, build, own and operate the future LCWTP as approved by the Charlotte City Council.
3) The City will continue to negotiate with partners in Gaston County. The CMU capital improvement program and rate modeling includes a 12 mgd first phase

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Next Steps

- City Council to consider ED recommendation on concept framework
- Continue to discuss/resolve environmental issues with DENR and EPA
- Reach agreement on financial issues for land swap, Clariant Treatment Plant, and other considerations
- Continue negotiations with Gaston County entities
- Bring draft agreement back to ED Committee

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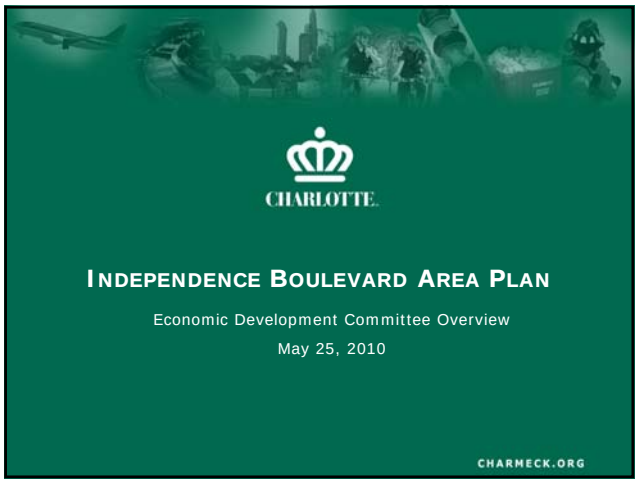
CHARLOTTE
INDEPENDENCE BOULEVARD AREA PLAN
Economic Development Committee Overview
May 25, 2010
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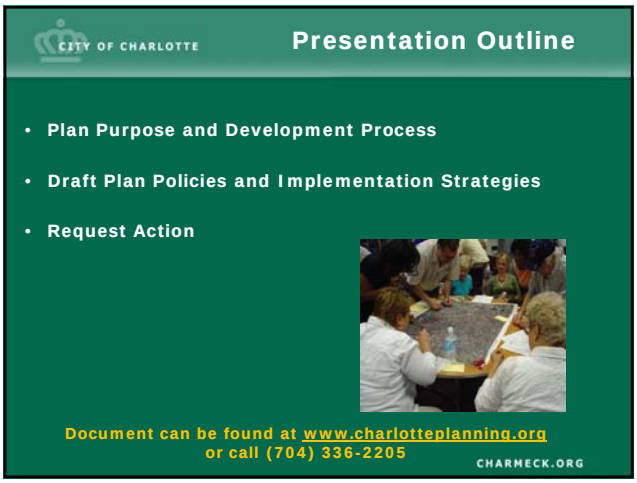
CITY OF CHARLOTTE
Presentation Outline
• Plan Purpose and Development Process
• Draft Plan Policies and Implementation Strategies
• Request Action
Document can be found at www.charlotteplanning.org
or call (704) 336-2205
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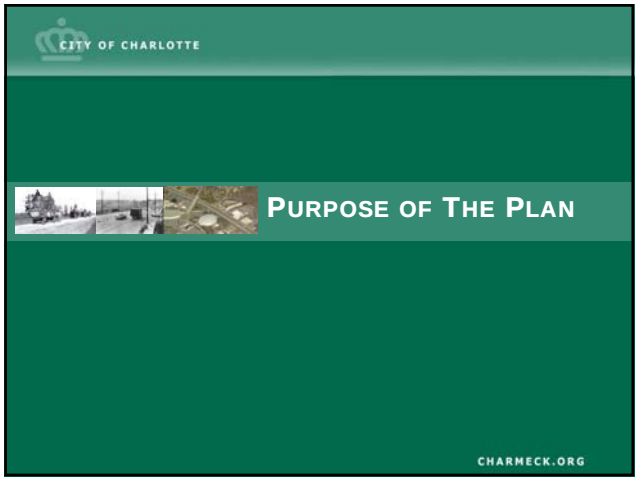
CITY OF CHARLOTTE
PURPOSE OF THE PLAN
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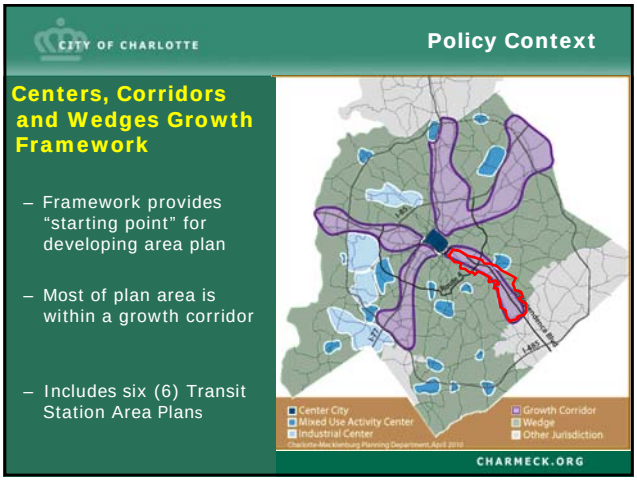
CITY OF CHARLOTTE
Policy Context
Centers, Corridors and Wedges Growth Framework
– Framework provides "starting point" for developing area plan
– Most of plan area is within a growth corridor
– Includes six (6) Transit Station Area Plans
Center City
Mixed Use Activity Center
Industrial Center
Growth Corridor
Wedge
Other Jurisdiction
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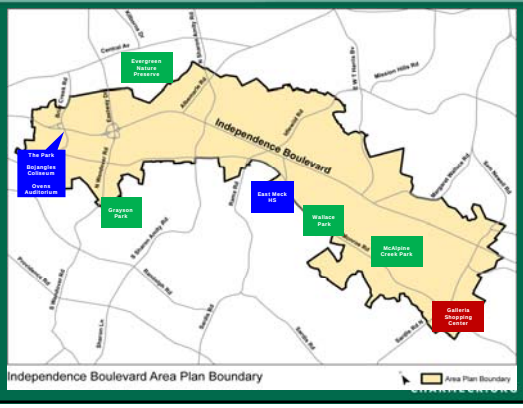
CITY OF CHARLOTTE

Area Plan Boundary



Area Plan Development Process

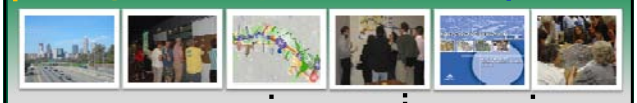
May 2008
- Plan Kick-off
- Stakeholder Interviews

June/July 2008
- Plan Process Begins
- Public Kick-off meeting
- Begin CAG Workshops

April 2009
- Conclude CAG workshops (5 total)
- Begin Refining Draft Concepts/Document
- CAG Updates: May, Sept. & Nov.,2009, Jan. & March, 2010

May 2010
- Final Public Meeting
- Review draft document
- Begin Planning Commission
- City Council Review

Summer 2010
- Plan Adopted by City Council



April 2009
- City Council voted to reduce the Transitional Setback along Independence Boulevard

May 2009
- City supports redevelopment at Amity Gardens Shopping Center (New Wal-Mart)

Dec. 2009
- Mayor & State Transportation Secretary Conti direct staff to consider strategic modifications to current TIP

CITY OF CHARLOTTE

Purpose of the Plan

- Address key land use and transportation issues
- Reverse the trend of disinvestment
- Reinforce existing neighborhoods for continued stability and livability
- Provide guidance for future land use and infrastructure by updating the existing land use plans for this area
- **Assumptions**
  - Plan will be prepared based on existing transit and roadway projects

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CITY OF CHARLOTTE

Developing A New Vision

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CITY OF CHARLOTTE

Community Issues

Unsafe for bicycles and pedestrians

Not Enough Trails/Parks

Not Active

Blighted Retail

Traffic

Lack of Planning

No Left Turns

Poor Public Transportation

No Close Shopping

Low Property Values

Dangerous Roads

Poor Lighting

Crime

Run-Down Apartments

Trash

Lost Businesses

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CITY OF CHARLOTTE

Community Values

Parks & Greenways

Diversity

Stability

Quiet

Places of Worship

Urban Environment

Trees

Affordability

Shopping

Transportation

Clean

Future

Access/Location

Safety/Security

Schools

Growth Potential

Entertainment

History

Visibility

Neighborhoods

Planning Process

Walkways

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CITY OF CHARLOTTE

Guiding Principles

1. Strengthen and Build Neighborhoods
2. Create Nodes
3. Reclaim and Showcase Natural Systems
4. Orient Toward Monroe and Central
5. Leverage Opportunities
6. Provide Choices
7. Balance Neighborhood, Community, and Regional Needs
8. Define U.S. 74
9. Implement the Plan

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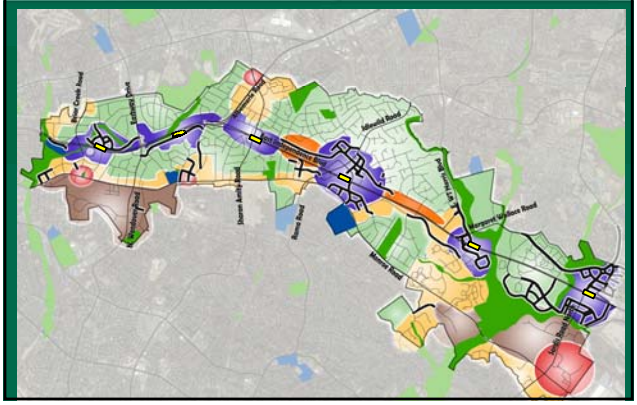
CITY OF CHARLOTTE

Independence Concept Plan



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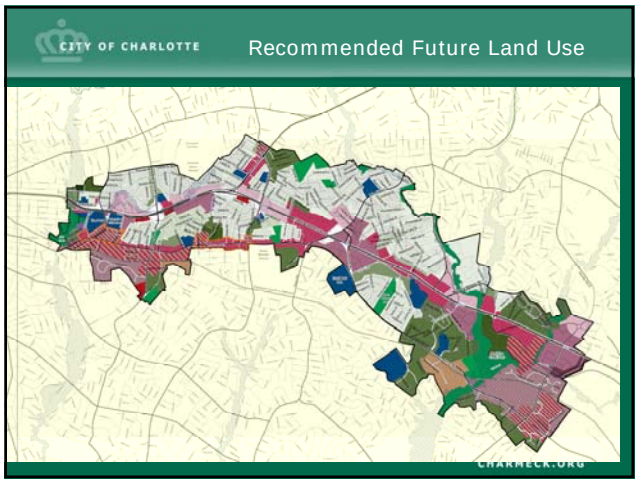
CITY OF CHARLOTTE
Recommended Future Land Use
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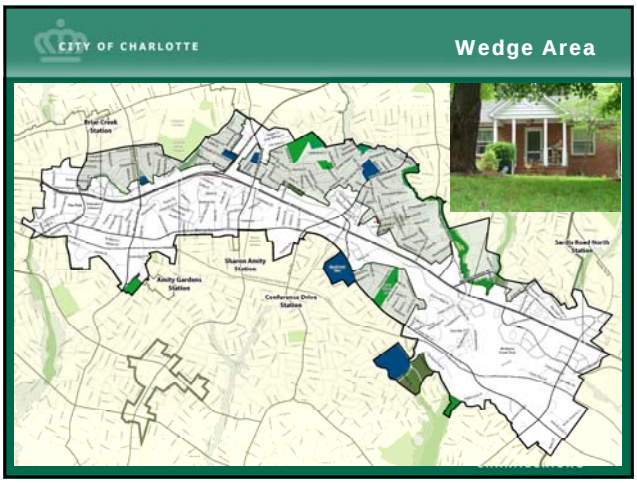
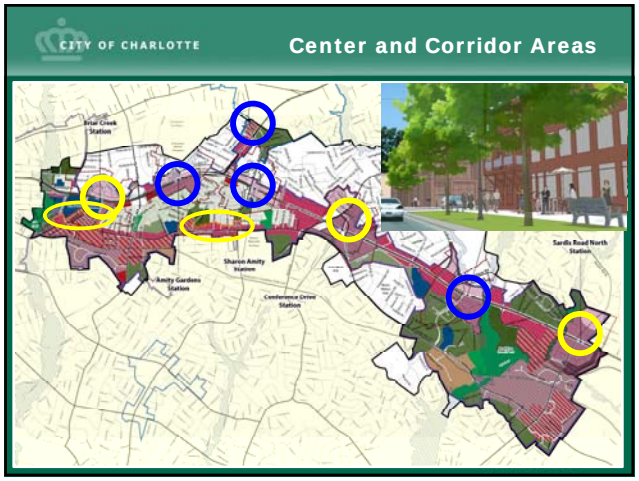
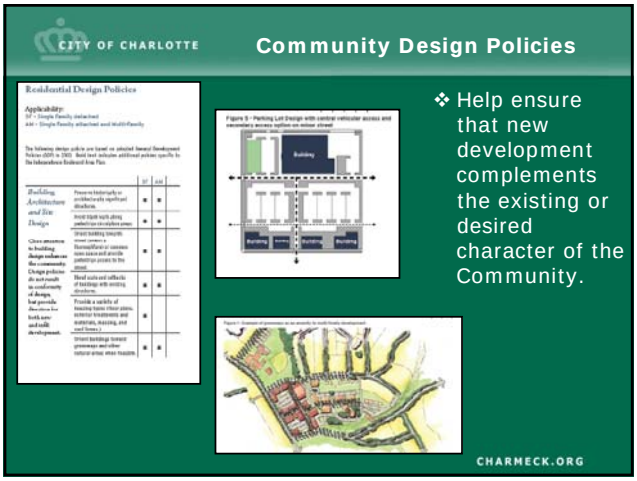

CITY OF CHARLOTTE
Wedge Area
Briar Creek Station
Sharon Amity Station
Amity Gardens Station
Conference Drive Station
Sardis Road North Station


CITY OF CHARLOTTE
Center and Corridor Areas
Briar Creek Station
Sharon Amity Station
Amity Gardens Station
Conference Drive Station
Sardis Road North Station


CITY OF CHARLOTTE
Community Design Policies
Residential Design Policies
Applicability:
Building Architecture and Site Design
Building
Building
Building
Building
❖ Help ensure that new development complements the existing or desired character of the Community.
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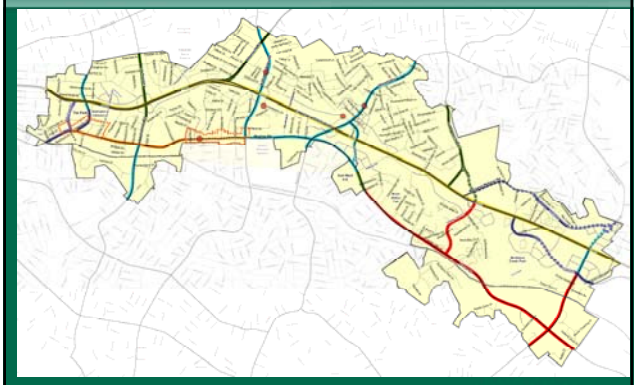
Future Transportation Network



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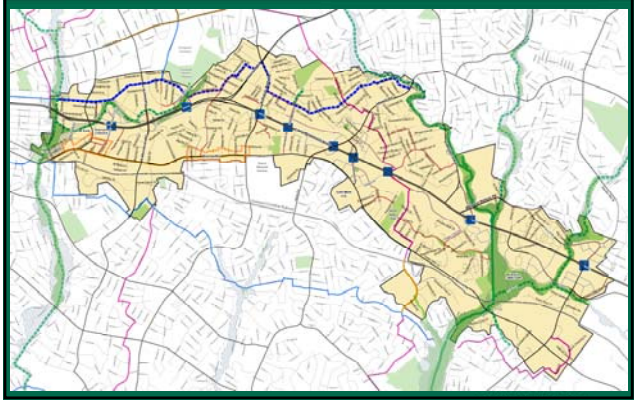
Pedestrian-Bike-Greenways



CITY OF CHARLOTTE

Street Elements

Figure 12 4-lane Avenue (With Parking) Cross-section

Sidewalk	Parking/Trees	Bike Lane	Vehicle Lanes	Bike Lane	Parking/Trees	Sidewalk
6'	*8'	6'	44'	6'	*8'	6'

73' BOC

NOTE: *Curb and gutter (2.5') included in dimension of adjacent street element

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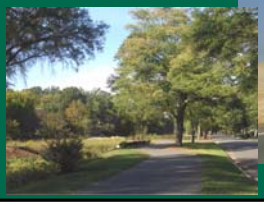
Other Policies

- **Infrastructure and Public Facilities**
  - Ensure that civic infrastructure keeps pace with development
- **Natural Environment**
  - Protect and enhance the natural and recreational features.



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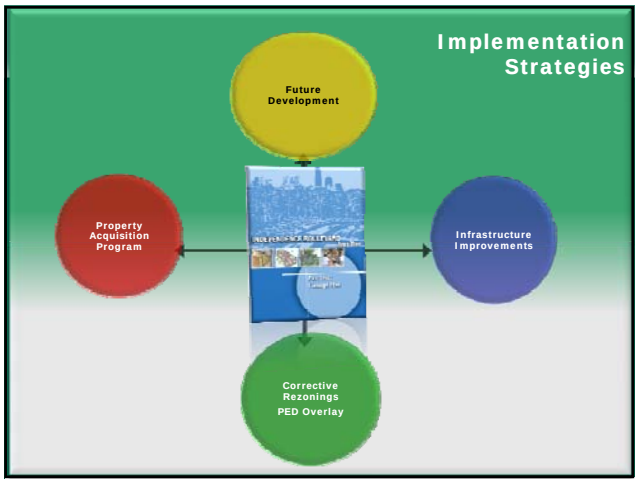
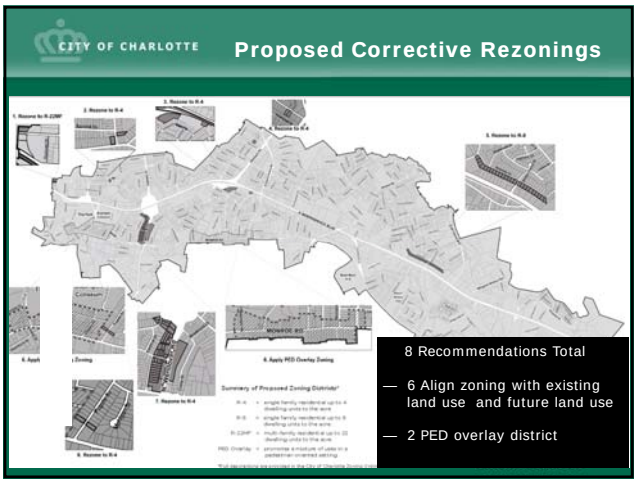
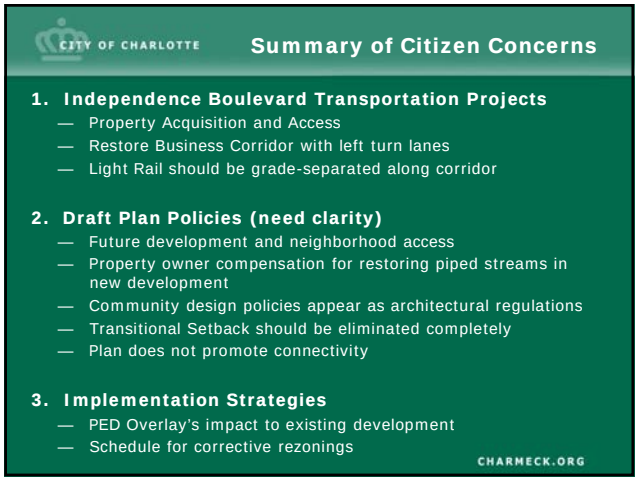

Implementation Strategies
Future Development
Property Acquisition Program
Infrastructure Improvements
Corrective Rezonings
PED Overlay


CITY OF CHARLOTTE
Proposed Corrective Rezonings
8 Recommendations Total
— 6 Align zoning with existing land use and future land use
— 2 PED overlay district


CITY OF CHARLOTTE
Summary of Citizen Concerns
1. Independence Boulevard Transportation Projects
— Property Acquisition and Access
— Restore Business Corridor with left turn lanes
— Light Rail should be grade-separated along corridor
2. Draft Plan Policies (need clarity)
— Future development and neighborhood access
— Property owner compensation for restoring piped streams in new development
— Community design policies appear as architectural regulations
— Transitional Setback should be eliminated completely
— Plan does not promote connectivity
3. Implementation Strategies
— PED Overlay's impact to existing development
— Schedule for corrective rezonings
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CITY OF CHARLOTTE
Next Steps
• Planning Committee Tour - June 7
• Planning Committee Recommendation - June 15
• City Council Public Comment - June 28
• ED Committee Recommendation - July 8
• City Council Adoption - July 26
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Action Requested

- Recommend that City Council receive public comment on the draft *Independence Boulevard Area Plan*

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Questions?

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THANK YOU!

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