# AGENDA

<table>
<thead>
<tr>
<th>Meeting Type:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date:</td>
<td>11-08-1982</td>
</tr>
</tbody>
</table>

City of Charlotte, City Clerk’s Office
# Meetings in November '82

## The Week of November 1 - November 6

<table>
<thead>
<tr>
<th>Date</th>
<th>Day</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2</td>
<td>Monday - Tuesday</td>
<td>N.C. LEAGUE OF MUNICIPALITIES - Greensboro, North Carolina</td>
</tr>
<tr>
<td>2</td>
<td>Tuesday, 6:30 a.m. - 7:30 p.m.</td>
<td>ELECTION DAY Polls Open</td>
</tr>
<tr>
<td>3</td>
<td>Wednesday, 10:00 a.m.</td>
<td>CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber</td>
</tr>
<tr>
<td></td>
<td>Wednesday, 4:00 p.m.</td>
<td>CITY COUNCIL TRANSPORTATION COMMITTEE - City Hall, Second Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Wednesday, 6:00 p.m.</td>
<td>CHARLOTTE ADVISORY PARK COMMITTEE - Park Center, 310 N. Kings Drive, Director's Office</td>
</tr>
<tr>
<td></td>
<td>Wednesday, 7:30 p.m.</td>
<td>PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room</td>
</tr>
<tr>
<td>4</td>
<td>Thursday, 6:00 p.m.</td>
<td>PLANNING COMMITTEE/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room</td>
</tr>
</tbody>
</table>

## The Week of November 7 - November 13

<table>
<thead>
<tr>
<th>Date</th>
<th>Day</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Monday, 12 Noon</td>
<td>PLANNING COMMISSION/Work Session - Cameron-Brown Building, First Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Monday, 2:00 p.m.</td>
<td>EXECUTIVE COMMITTEE/PLANNING COMMISSION &amp; REPRESENTATIVES OF HISTORIC DISTRICT COMMISSION - Cameron-Brown Building, First Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Monday, 2:00 p.m.</td>
<td>CITIZENS HEARING - City Hall, Council Chamber</td>
</tr>
<tr>
<td></td>
<td>Monday, 3:00 p.m.</td>
<td>CITY COUNCIL MEETING - City Hall, Council Chamber</td>
</tr>
<tr>
<td>9</td>
<td>Tuesday, 7:30 a.m.</td>
<td>AD HOC COMMITTEE ON PLANNING/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Tuesday, 8:00 a.m.</td>
<td>AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Airport Conference Room</td>
</tr>
<tr>
<td></td>
<td>Tuesday, 9:00 a.m.</td>
<td>HISTORIC DISTRICT COMMISSION - Edwin Towers, First Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Tuesday, 2:00 p.m.</td>
<td>TAXICAB REVIEW BOARD/Hearing - City Hall, Council Chamber</td>
</tr>
<tr>
<td></td>
<td>Tuesday, 3:30 p.m.</td>
<td>PLUMBING ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room</td>
</tr>
<tr>
<td>10</td>
<td>Wednesday, 7:30 p.m.</td>
<td>HISTORIC PROPERTIES COMMISSION - City Hall, Second Floor Conference Room</td>
</tr>
<tr>
<td>11</td>
<td>Thursday</td>
<td>VETERANS DAY HOLIDAY All City Offices Closed.</td>
</tr>
</tbody>
</table>

(Continued on next page)
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, 30 P.m.</td>
<td></td>
<td>Zoning Board of Adjustment - City Hall, Council Chamber</td>
</tr>
<tr>
<td>Wednesday, 28 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thursday, 2 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thursday, 27 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunday, 24 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saturday, 22 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Friday, 20 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thursday, 19 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wednesday, 18 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tuesday, 17 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monday, 16 - November 30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunday, 15 - November 30</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**The Week of November 21 - November 27**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saturday, 20 - November 21</td>
<td>6:00 a.m.</td>
<td>Planning Commission/Project - Sherman Center, 555 S. McPherson Street</td>
</tr>
<tr>
<td>Saturday, 19 - November 21</td>
<td>7:00 a.m.</td>
<td>Administration/Construction - Civil Center, Conference Room</td>
</tr>
<tr>
<td>Saturday, 18 - November 21</td>
<td>8:00 a.m.</td>
<td>Civil Service Board - City Hall, Council Chamber</td>
</tr>
<tr>
<td>Friday, 17 - November 21</td>
<td>3:00 p.m.</td>
<td>Civil Service Board - City Hall, Council Chamber</td>
</tr>
<tr>
<td>Thursday, 16 - November 21</td>
<td>7:00 p.m.</td>
<td>Public Works Commission - Park Operations Commission, 75100</td>
</tr>
<tr>
<td>Thursday, 15 - November 21</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wednesday, 14 - November 21</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tuesday, 13 - November 21</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monday, 12 - November 21</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunday, 11 - November 21</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Continued...
IN MEETING ON MONDAY, NOVEMBER 8, 1982

12:00 Noon - Council-Manager Luncheon
   Training Center
      o Trade Street Boulevard Project Presentation
      o Preview of City Council Annual Retreat

2:00 PM - Citizens Hearing

2:30 PM - Council Discussion

3:00 PM - City Council Meeting
   Council Chamber
   City Hall

ITEM NO.

1. INVOCATION BY REVEREND JERRY COOKE OF HOSKINS AVENUE BAPTIST CHURCH.

2. CONSIDERATION OF APPROVAL OF MINUTES OF OCTOBER 18 AND OCTOBER 25, 1982.

3. ADOPTION OF A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL BOND REFERENDUM HELD IN THE CITY OF CHARLOTTE ON NOVEMBER 2, 1982 UPON THE QUESTION OF APPROVING $3,500,000 MUSEUM BONDS

PUBLIC HEARINGS

4. A. HOLD PUBLIC HEARINGS ON REDEVELOPMENT PLANS FOR REDEVELOPMENT AREAS 1, 2, 3, AND 4 LOCATED IN THE CHARLOTTE UPTOWN AREA.

   The City Attorney advises that a separate public hearing must be held on each particular Redevelopment Area.
4. (continued)

B. ADOPT RESOLUTION APPROVING REDEVELOPMENT PLANS FOR REDEVELOPMENT AREAS 1, 2, 3, AND 4 IN THE CHARLOTTE UPTOWN AREA.

On May 24, 1982 the Chairman of the Charlotte Uptown Development Corporation (CUDC) wrote to Mayor Knox and proposed that the City Council create a tax exempt loan program to encourage owners of older buildings to improve and rehabilitate their properties in the uptown area. On July 12, 1982, the Mayor and City Council approved this request and authorized the Charlotte-Mecklenburg Planning Commission to initiate a blight survey of the uptown area with the objective of certifying certain areas as Redevelopment Areas.

The Planning Commission has completed its blight survey of the uptown area and at its September 7, 1982, meeting certified four (4) areas as "rehabilitation, conservation and reconditioning areas", as defined by the N. C. Urban Redevelopment Law - Article 22, Chapter 160A-503(21).

The Planning Commission staff has prepared Redevelopment plans for Redevelopment Areas 1, 2, 3 and 4. Copies of these Redevelopment plans are on display for public inspection in the offices of the City Manager at City Hall, the Charlotte-Mecklenburg Planning Commission, Cameron Brown Building and the Charlotte Uptown Development Corporation at One Tryon Center.

The redevelopment plans provide for a below market interest rate loan program that will make funds available in the four redevelopment project areas for the purpose of encouraging building owners to rehabilitate the older commercial buildings and make them more attractive, remove the functional obsolescence and generally improve the uptown environment. The primary objectives of the loan program are as follows:

1. To eliminate appearances and conditions of blight which adversely affect the economic development potential of an area;

2. To renovate existing buildings so as to make them functionally efficient and competitive in the marketplace;

3. To improve existing non-residential properties so as to be compatible with other properties and complementary to public investment in the area;

4. To increase the tax base of the area by encouraging property owners to make needed repairs and major renovations to their properties;
The request of the Mecklenburg County Board for a single rate was referred to the Planning and Public Works Committee. At the initial

The request was referred to the Planning and Public Works Committee. At the initial

(3 - 2 vote)

(a) To maintain the current double rate outside the city.

(b) To not link the question to utility rates and sewer rates.

(c) To consider recommendations from the Planning and Public Works Committee concerning the request of the North Mecklenburg County Board for a single rate.

Policy Agenda

No. 1

Attachment No. 1

Participation by the City and the CUC under the plan.

1. The City and the CUC must participate in accordance with the contract, the duties, responsibilities, and

and 4. For the City of Charlotte, a memorandum is attached from the

4. The City of Charlotte must participate in accordance with the contract, the duties, responsibilities, and

Under this proposal, the Charlotte Upland Development Corporation would be directed by the City Council as the local public agency.

Below market interest rates to encourage redevelopment processes.

The Charlotte Upland Development Corporation, the first such body of capital, is a private nonprofit corporation, acting through the cooperation of the

The proposed method of financing the Charlotte Upland Development Corporation to the closest partner in the multi-agency effort.

The cost of renovating buildings within the redevelopment area is

ordinance.

The redevelopment plans articulate no demolition of structures and

are architecturally and historically significant.

occupied by firms seeking office locations;

existing buildings up to a standard so they can be

To increase employment in the area by attracting

(continued)
5. (continued)

meeting the Committee reviewed the background of this problem including the City proposal to buy the systems. Under this proposal, it was anticipated that an individual customer's monthly bill would be reduced since some duplication of effort such as meter reading and billing would be eliminated and there would be some economies of scale. In addition, rates would be reduced until the purchase of each system was paid.

Staff and representatives of the Community Facilities Committee (CFC) attending this meeting indicated that the small towns had not responded favorably to this idea. The Planning and Public Works Committee then requested, and the CFC representatives agreed, that the CFC attempt to work out a compromise. The basic features of the subsequent CFC proposals were:

- a declining rate over a three year period to single rates for the towns (maintaining double rates in the unincorporated areas)
- a required Sphere of Influence Agreement
- a unified system - CMUD would acquire both water and sewer systems.

A number of questions were discussed during the Committee meetings. These included:

- How much would it cost City customers? A single rate in the incorporated towns would increase rates approximately 1½%. A single rate throughout the County would increase rates approximately 7½%.

- Could the towns be given a single rate and maintain a double rate in the unincorporated areas? The City Attorney's office suggested wording to the CFC to support this but has considerable concern about the chances of a court agreeing with this position.

- Is a Sphere of Influence Agreement legally enforceable? No. This would at best be a moral commitment - a public statement which hopefully would be in everyone's best interest.

While a number of difficult legal, financial and policy questions were discussed, the basic concern of the Committee was whether the advantages of acquiring these systems would offset the disadvantages to the City. It appeared that the advantages were largely intangible including reduced friction within the Mecklenburg County community and the presumed, but difficult to quantify, advantages of a unified County-wide water/sewer system. The dis-
The program would also create an advisory task force to design the work program and monitor the accomplishments. The task force would
structure the utilization of minority/Women-owned firms
create additional job opportunities for minority/Women
increase number of minority/Women-owned suppliers
promote growth of existing minority/Women-owned businesses

The Committee unanimously recommended approval of the proposal to implement the recommendation of the Greater Charlotte Chamber of Commerce. Goals of the program are

start office (2 persons) at the Greater Charlotte Chamber of Commerce, create a central coordinating minority/Women’s business enterprise

At its meeting of October 27, the M/WBE Committee of City Council

- C. Authorize the City Manager to execute a contract with the City Manager for Program Implementation
- B. Adopt an Ordinance Appropriating $1,750 from the General Fund to Fund the Program
- A. Approve a voluntary M/WBE Program Proposal from The Chamber of Commerce

Consider the following actions from the City Council:

- Recommend to Mayor and City Council on October 27, the acquisition of utility systems of Mecklenburg County’s water transmission system. A recent report on the acquisition of utility systems has been discussed. A request for a response from the City Attorney has been made by the requestors. The requestors have requested that an agreement be made for the next regular business meeting in order for Councilmembers to action on this agenda item was deferred at the meeting. Mr. Delicious included the possibility that an agreement will be

Advantages included the possibility that an agreement would make

5.

ITEM NO.

Page - 5 -

(continued)
6. (continued)
- Charlotte Business League
- Metrolina Minority Suppliers Development Council
- Associated General Contractors
- Charlotte-Mecklenburg Community Relations Committee

If approved, a start-up date of January 1983 is projected. Funding for the program is being requested for the program for two years (1983 - $70,500, 1984 - $74,335) jointly shared by the City, the County and the private sector. The City's portion for Fiscal 1983 (6 months) is $11,750, and staff recommends that this amount be drawn from the General Fund Contingency. This action would create a balance of $136,332 in that account.

Attached for City Council review is a copy of the Chamber of Commerce Ad hoc Committee proposal.

Attachment No. 2

7. CONSIDER APPROPRIATION OF A $25,000 MATCHING GRANT TO SCIENCE MUSEUMS OF CHARLOTTE, INC. TO FUND PHYSICAL IMPROVEMENTS AT DISCOVERY PLACE FOR THE PURPOSE OF HOUSING THE STUART INGRAM COLLECTION OF MOUNTED ANIMAL SPECIMENS.

Science Museums of Charlotte, Inc. has requested City assistance for a minor construction project within the Discovery Place building to display approximately twenty-two (22) life-size mounted animal specimens from the Ingram collection. Stuart Ingram is donating the entire collection to Science Museums of Charlotte on the stipulation that it be properly displayed. The collection is judged to be of outstanding museum quality with an estimated value of $100,000.

The original proposal introduced during the Fiscal 1983 budget process was to build a Wilderness Exhibit Hall at the Nature Museum to house the collection. At an estimated cost of $1,085,000, this project received a low priority because of the costs for inclusion in the Fiscal 1983 Capital Improvement Program budget. The proposal before City Council today represents a smaller investment that would serve to keep the collection in Charlotte.

To provide adequate space for the collection, it will be necessary to relocate a wall presently found within the building at Church Street level, and open an area that was previously used for storage. Work to be accomplished includes removing the wall and constructing glass cabinetry with necessary lighting and electrical systems at an estimated cost of $25,000. The City is being asked to provide this amount which represents only the cost of the actual physical improvements. Science Museums of Charlotte will find private donors to finance the cost of final preparation for exhibition, in the amount of $25,000, for a total exhibit cost of $50,000.
In the consideration of this item, may cause the contractor's bid to
incur costs which amount would be 60 days. A delay in
years at an interest rate of 5%. The loan amount is based upon a con-

In no exception to the Rehabilitation Programs. The loan amount would be 25
years of approved Rehabilitation Program funds. City Council has not authorized
areas of approved Rehabilitation Program funds, if the contractor’s bid to

because the house is located outside an existing neighborhood strategy

conditions that are detrimental to public health and safety, provided that the
conditions are detrimental to public health and safety, provided that the
persons of low and moderate income; or (b) to continue conditions
persons of low and moderate income; or (b) to continue conditions

which are a Nuisance, (c) to inspect and correct the
which are a Nuisance, (c) to inspect and correct the

within areas designated as
within areas designated as

than the

within the

the

within the

providing

providing

providing

providing

for

for

for

for

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the

than the
9. CONSIDERATION OF NOMINATIONS TO TAXICAB REVIEW BOARD.

One position is open on the Taxicab Review Board for appointment by City Council. The term is for three years and should be an Operating Permit Holder. A second term by Mr. William J. King, whose appointment expired September 1, 1982, is permissible.

Attachment No. 3

BUSINESS AGENDA

10. THE FOLLOWING CONTRACT PROPOSALS ARE RECOMMENDED BY THE CITY COUNCIL COMMUNITY DEVELOPMENT & HOUSING COMMITTEE AND THE COMMUNITY DEVELOPMENT DEPARTMENT.

A. RECOMMEND APPROVAL OF A CONTRACT PROPOSAL WITH MOTION, INC., TO CONSTRUCT AND REHABILITATE ONE HUNDRED AND THIRTY-EIGHT (138) HOUSING UNITS, AT A COST NOT TO EXCEED $653,375. THIS AMOUNT IS DIVIDED INTO $203,375 FOR ADMINISTRATION AND $450,000 FOR HOUSING ACQUISITION AND REHABILITATION.

On September 13, 1982, the Mayor and City Council referred to the Community Development and Housing Committee for review and consideration an offer from Motion, Inc., to provide new and rehabilitated housing units for relocatees. In a meeting on October 5, 1982, following a review of the City's overall housing needs for low and moderate citizens, the Committee recommended unanimously that the City contract with Motion to construct and rehabilitate 138 housing units at a cost not to exceed $653,375. The housing units include two (2) Section 8 New Construction projects involving 60 units currently under construction.

Motion, Inc., offers as a "Scope of Services" in a performance contract for a one (1) year period, December 1, 1982 through November 30, 1983, to provide the following:

1. Acquire and rehabilitate
   a. Six (6) City-owned residential units
   b. Ten (10) privately owned residential units
   c. A 47-unit privately owned apartment complex financed through the N. C. Housing Finance Agency.

2. Provide new construction housing
   a. Build 15 single family units on in-fill lots acquired from the City with financing through the N. C. Housing Finance Agency.
City Rezources.

Income families or individuals with property given to
the VIcEHHigE AReA FOR ReseE To low and moderate
2. Acquire and rehabilitate four (4) residential units in

Also provide the following:

one (1) year period, December 1, 1982 through November 30, 1.983, to
city contracts with the Community Revitalization Services, Inc.,
the Charlotte Board of Realtors/Community Revitalization Services,

units for resale to low and moderate income families.

to acquire and rehabilitate four (4) single family detached houses.

The Community Development and Housing Committee is recommending that

The Committee recommends that

through its own efforts, the City acquire and rehabilitate one single

stock that could be placed on the market where assistance to vacant

The Charlotte Board of Realtors, Community Revitalization Services, Inc. (CRS) was founded in

1981. By the Charlotte Board of Realtors for the purpose of marketing

The Community Revitalization Services, Inc. (CRS) was founded in

1990,000.

TAIRED HOUSING FOR LOW AND MODERATE INCOME FAMILIES, IN THE AMOUNT

$5,000,000.

RECOMMEND APPROVAL OF PROPOSAL CONTRACT WITH THE COMMUNITY REVI-

A copy of the proposed contract with Motion, Inc.), and the evaluation

of the City Rezources can be obtained through the City Clerk.

Rehabilitation Projects.

One month. Prior contracts made use of block grant funds for

case, this is the first Motion contract to be fully funded by

For administration and $490,000 for housing acquisition and rehabilita-

As a result of the $533,750, this amount is reduced into $203,75

approval of this contract will be required General Revenue Sharing (GRS)

housing units.

VICTAIA FARMHOUSES SECTION 8 PROJECTS completes 60

the construction and occupancy at the Creek Park and

In cooperation with the Westminster Company, complete

(continued)
10. (continued)

2. Assist the selected buyers, all approved by the City, to assume permanent loans originally provided by the City to CRS as acquisition and rehabilitation loans.

The Contract will not require any administrative costs to be paid by the City. A three percent commission for the agent(s) executing the sale of each structure shall be a part of the total sales price. Loan limits will not exceed $25,000 per structure.

Approval of this contract will require General Revenue Sharing (GRS) funds in the amount of $100,000 for the acquisition and rehabilitation of four (4) single family detached housing units.

A copy of the proposed contract is attached for your review.

Attachment No. 4

11. CONSIDERATION AUTHORIZATION OF THE FOLLOWING CONDEMNATION ACTIONS:

A. Acquisition of 16,610 ± square feet, at 317-19 North College Street, from Lottie I. Hastings, Fred F. Hastings, Jr. and wife, Peggy L. Hastings, for $119,900.00 for Spirit Square Land Acquisition.

B. Acquisition of 9,375 square feet, at 325 North College Street, from Charles W. Glick and Stanley M. Steinberger, for $84,400.00, for Spirit Square Land Acquisition.

As part of their Capital Improvement Program request for Fiscal 1983, Spirit Square asked the City to fund acquisition of two parcels of land being used for parking. Ownership of this land is a condition of receiving the Kresge Grant for renovation of the Sawtooth Building. Spirit Square also asked for funds to renovate the heating and air conditioning plant which was a very high priority for operation of the building.

In discussions with Spirit Square representatives, City staff expressed the opinion that the City could not commit to funding both the heating plant rehabilitation and acquisition of land for parking. The staff suggested that Spirit Square as part of their fund raising for the Sawtooth Renovation put up the money equal to the appraised value of the land and ask the City to begin negotiations to acquire the parcels.

If Council approves condemnation the City would own the land and lease it back to Spirit Square. Any other construction or operating costs associated with the parcels would be covered by the funds raised for the Sawtooth renovation and would not be the responsibility of the City.

**RECOMMEND APPROVAL OF ATTACHED BIDS AS SHOWN:**

* * * * * * *

Item be discussed and voted on separately. However, any member of Council may request that an
item be brought back for discussion. Therefore, NO. 23 may be considered in one motion.
The City Attorney advises that Agenda Items No. 12

* * * * * * *

Balance.

[Text continues on the next page.]
12. (continued)

Project Description:

This clothing will be used to replace worn out garment by various user departments and divisions and for initial issue to new employees. Employees that perform services for the public are provided with orange work clothing not only for a uniform appearance but also as a safety measure.

Source of Funding:

Various City Departments, Uniforms and Protective Clothing Account.

B. Item: 4,171 - Shirts, Short Sleeve, Knit


Recommendation: By Various Department Heads and Purchasing Director that the low bid, The Hub Uniform Company, Charlotte, NC, in the amount of $23,941.54, be accepted for award of contract on a unit price basis.

Bid Summary:

<table>
<thead>
<tr>
<th>Company</th>
<th>City</th>
<th>Days</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Hub Uniform Co.</td>
<td></td>
<td></td>
<td>$23,941.54</td>
</tr>
<tr>
<td>Fligel's Uniform Co.</td>
<td></td>
<td>60</td>
<td>24,985.24</td>
</tr>
<tr>
<td>Eastern Uniform Co., Inc.</td>
<td>Norwell, Ma.</td>
<td>45</td>
<td>26,485.85</td>
</tr>
</tbody>
</table>

Project Description:

These shirts will be used by City of Charlotte employees as a part of summer uniform wear.

Source of Funding:

Various City Departments, Uniforms and Protective Clothing Account.

C. Item: Water Bill Envelopes

Finance Dept., Water/Sewer Accounts Div.

Recommendation: By Manager of Water/Sewer Accounts Division and Purchasing Director that the low bid meeting specifications, Westvaco Envelope Company, Charlotte, NC, in the amount of $25,204.56, be accepted for award of contract on a unit price basis.

Bid Summary:

<table>
<thead>
<tr>
<th>Company</th>
<th>City</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westvaco Envelope Co.</td>
<td>Charlotte, NC</td>
<td>$25,204.56</td>
</tr>
<tr>
<td>Unijax</td>
<td>Rutherfordton, NC</td>
<td>25,695.12</td>
</tr>
<tr>
<td>Liberty Press</td>
<td>Greensboro, NC</td>
<td>26,790.00</td>
</tr>
<tr>
<td>Coleman Envelope &amp; Printing</td>
<td></td>
<td>29,400.24</td>
</tr>
</tbody>
</table>
Bid Summary:

In the amount of $45,722.08, be accepted for award of contract on
Contractor that the Low bid, Bacom Battery Service, Charlotte, NC,
Recommendation: By Director and General Services and Purchasing

Department. System Dep't.
Fire Dep't. and Transit.
Motor Transport Div.
General Services Dep't.

E. Item: Automotive Batteries

Source of Funding:

potential cost savings through contracting out.
Company and another portion by City workforce in a cost to evaluate
under this contract. A portion of work will be done by the City.
In the past City employees have pruned trees on City Public Streets.

Project Description:

Applause Tree Expert Company
301, 937.00
Charlotte, NC.
Bever Tree Expert Company Inc.
838, 972.00
Charlotte, NC.

Bid Summary:

In the amount of $38,972.00, be accepted for award of contract on a

for that low bid, Beverly Tree Expert Company Inc., Charlotte, NC.
Recommendation: By Park & Recreation Director and Purchasing Direc-

D. Item: Pruning of Public Trees - Park & Recreation Dept.

and Publicizing.

Water and Sewer Operating Funds - Water and Sewer Accounts, Purchasing

Source of Funding:

on Water/Sewer Service Accounts.
These envelopes are necessary for mailing bills and receipting payments

Project Description:

(continued)

ITEM NO. 12.
ITEM NO.

12.  (continued)

Project Description:

This proposed purchase represents 1,165 various type automotive batteries.

Source of Funding:

Various User Departments - Auto Maintenance Equipment, Repair Parks and Supplies.

F. Item: Tires & Tubes  General Services Dept.

Recommendation: By General Services Director and Purchasing Director that the low bidders for the various sections be accepted for award of contract on a unit price basis as stated below:

<table>
<thead>
<tr>
<th>Manufacturer</th>
<th>Section</th>
<th>Item Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. F. Goodrich</td>
<td>(Sec. 1 &amp; 2)</td>
<td>Pass. Car Tires</td>
<td>$122,829.95</td>
</tr>
<tr>
<td>Goodyear</td>
<td>(Sec. 3 )</td>
<td>Truck Tires &amp; Tubes</td>
<td>177,568.35</td>
</tr>
</tbody>
</table>

Bid Summary:

<table>
<thead>
<tr>
<th>Section</th>
<th>Item Description</th>
<th>Manufacturer</th>
<th>City</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 &amp; 2</td>
<td>Passenger Car Tires</td>
<td>B. F. Goodrich</td>
<td>City</td>
<td>$122,829.95</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Firestone</td>
<td>City</td>
<td>126,967.36</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Goodyear</td>
<td>City</td>
<td>139,261.36</td>
</tr>
<tr>
<td>3</td>
<td>Truck Tires &amp; Tubes</td>
<td>Goodyear</td>
<td>City</td>
<td>$177,568.35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Firestone</td>
<td>City</td>
<td>201,779.79</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B. F. Goodrich</td>
<td>City</td>
<td>Incomplete bid</td>
</tr>
</tbody>
</table>

Project Description:

The purpose of this bid was to establish annual contract for the City's requirement of Tires and Tubes.

Source of Funding:

General Services - Motor Transport Inventory Purchases, Stores.

G. Item: Tennis Court Color Coating  Parks & Recreation Dept.

Recommendation: By the City Engineer that the low bid of $49,428.24 as submitted by Howard B. Jones, & Son, Inc. be accepted for award on a unit price basis.
Hauser and Sewer Operations Fund - Sewer Tapping, Prattle Fees, Sewer Source of Funding.

Mechanical Utility Department consistent with standard policy.

Incorporate Dyer with the remaining 50% funded by the Charlette-
Toquamee Road Area. This project is 50% funded by Reality
Project Description:

C & L Construction Company
06,030.00
Charlette, NC
Santerra Brothers, Inc.
526,382.50
NC
Charlette, NC

Bid Summary:

Contract on a unit price basis.

Charlotte, NC In the amount of $6,382.50 be accepted for award as
Department recommends that the low bid by Santerra Brothers, Inc.

Recommendation: By Acting Director, Charlotte-Mecklenburg Utility
Board.

Little Rock Road at Toquamee Dep.

H Item: Santerra Sewer Construction

General CIP Fund - Improvements to Existing Parks.

Source of Funding:

Included Improvements to existing parks.

This work is approved as a part of the 1978 Park Bond Program which
includes improvements to existing parks.

1. Park Road Park
2. Freedom Park
3. Sugaw Creek Park
4. Horne's Nest Park
5. Veterans Park
6. Toquamee Creek Park

New color coding of fort-y-eight tennis courts located in the fol-

Project Description:

 pant.

National Fence Company, Charlotte, NC
Gilliam's Masonry, Concord, NC
Dr. H L Peavler, Inc.
Dr. W. C. Matthews, NC
Kenyon Construction, Inc.
M. F. Callow, SC
88,998.00
62,073.00
61,344.00
55,810.00
49,428.24

Bid Summary:

12.

ITEM NO.

Page -15-
Contracts, Service Agreements, and Change Orders

13. RECOMMEND AUTHORIZATION TO ENTER INTO A CONTRACT WITH CIS LEASING CORPORATION FOR THE LEASE OF IBM WORD PROCESSING EQUIPMENT AT A RATE OF $9,352.00 PER MONTH FOR 48 MONTHS.

In a prior action City Council authorized the lease of word processing equipment from the IBM Corporation. City Council is now being asked for authorization to convert those lease agreements to a lease with CIS Leasing Corporation in order to realize an immediate savings of approximately $600.00 per month in lease costs. If approved, CIS would purchase current IBM equipment in place and lease it back to the City. Because of corporate tax laws, CIS is able to buy the depreciation allowance from the manufacturer and pass the savings on to the City. This action would guarantee the City a stable monthly lease rate for the 48 month term of the contract since the leases with IBM Corporation are subject to annual rate increases which in recent years have averaged over 10%. IBM price increases have traditionally been announced in December and it is likely, that another price increase will soon take place. The lease with CIS can be expected to result in increasing savings over the term of the contract. The word processing equipment involved is that supporting the City Hall and Cameron Brown Building complexes and the Law Enforcement Center.

Funds to pay for the lease of word processing equipment are included in the budget appropriations for MIS and Police Departments and in the Productivity Account.

14. RECOMMEND APPROVAL OF A SUPPLEMENTAL AGREEMENT WITH LAWRIMORE COMMUNICATIONS, INC., ENABLING THE CITY TO EXTEND BY ONE YEAR THE PRESENT CONTRACT WHICH EXPIRES NOVEMBER 18, 1982, AT A COST NOT TO EXCEED $75,000.

Lawrimore Communications, Inc., was retained in 1981 to assist in the implementation of the Transportation Marketing Program. During this time, they have developed an advertising campaign for the Charlotte Transit System which includes radio, television and outdoor boards.

The present contract with Lawrimore expires on November 18, 1982 and would have cost the City an estimated $96,726. Staff is recommending a one-year extension of the Lawrimore contract with a full evaluation of the total scope of the Marketing Program to be conducted at that time in order to maintain the successful flow of information and services that has been established between Lawrimore and City staff during this first contract year. The contract extension will cost an estimated $75,000.

Lawrimore renders all services on a project basis with each project and its costs approved by City staff in advance.
On August 9, 1982, City Council approved a functional consolidated agreement of various city and county services. This included the amount of $22,946.

A. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR AND THE MAYOR TO EXECUTE A KIDSHADE GRANT.

Resolutions

Leases.

Testing and maintenance of the City's water meters, gauges, and control systems for water services at the new treatment plant. The system is to be tested, maintained, and repaired by a qualified water service provider. The cost of this work is estimated at $270,000. The total contract amount is $270,000. The city shall negotiate with the provider to cover the costs of this service agreement.

IN TOTAL CONTRACT AMOUNT.

RECOMMEND APPROVAL OF CHANGE ORDER NO. 2 TO CONTRACT WITH ATLANTA TESTING AND ENGINEERING COMPANY TO PROVIDE CONTINUED QUALITY CONTROL TESTING FOR AVIATION FUELING FACILITIES AT THE AIRPORT WITH NO INCREASE.

$561,000.

This agreement covers the minimum monthly billing for the installation at the airport with no increase. This agreement is for 60 days, and the city can terminate it year to year upon the condition that the city remain from the monthly purchase of specific power.

A $561,000 monthly billing fee is due to the city. The agreement is an annual contract and is renewable thereafter from month to month.

RECOMMEND APPROVAL OF AN ELECTRIC SERVICE AGREEMENT WITH DUKE POWER COMPANY FOR SUPPLYING POWER TO THE PAY CREEK PUMP STATION, AT A MILE.

Item No.
17. (continued)

Council appropriated $56,998 into the Charlotte Department of Transportation budget to fund the RideShare program. A portion of this $56,998 was $22,616 in anticipated revenues from the North Carolina Department of Transportation.

On October 7, 1982, the Charlotte Department of Transportation received grant contracts from the North Carolina Department of Transportation awarding $22,616 for the RideShare program. These funds will reimburse the City for approximately 40 percent of fiscal year 1983 RideShare expenses. To enable execution of these grant contracts and associated application documents, a resolution must be adopted which authorizes the City Manager to execute a grant application and the Mayor to execute grant contracts for a fiscal year 1983 RideShare grant from the North Carolina Department of Transportation.

B. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ENABLING THE CITY TO BE REIMBURSED IN THE AMOUNT OF $15,800.

1. 3-PHASE FULLY ACTUATED SIGNAL AT I-77 WEST RAMP AND TIVOLOA ROAD ($5,750)

2. 2-PHASE FULLY ACTUATED SIGNAL AT I-77 WEST RAMP AND CLANTON ROAD ($4,050)

3. 3-PHASE FULLY ACTUATED SIGNAL AT I-85 ACCESS ROAD AND SUGAR CREEK ROAD ($6,000)

Periodically, the City of Charlotte installs traffic signal equipment on State maintained streets. While many of the installations are considered maintenance and are covered under an ongoing municipal agreement, some are new installations and therefore require a separate municipal agreement.

All traffic control devices described above have been placed. The municipal agreement is a bookkeeping mechanism for reimbursement of $15,800 already expended.

C. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SUPPLEMENTAL MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ENABLING THE CITY TO BE REIMBURSED FOR MAINTENANCE OF SEVEN AND NINE-PHASE TRAFFIC CONTROLLERS LOCATED AT SEVERAL CHARLOTTE INTERSECTIONS.

On January 13, 1981, the City of Charlotte entered into a municipal agreement with the North Carolina Department of Transportation for the maintenance of traffic control devices on State System streets
E. RECOMMEND ADOPTION OF A RESOLUTION CALLING FOR A PUBLIC HEARING

On December 13, 1982, at 3:00 p.m. in the City Council Chamber to consider a proposal by Motion, Inc. for the purchase of city-owned land located at 4150 Greenwood Avenue in the Third Ward.

Neighborhood Sponsor Agreement

The sponsor agreement between the City of Milwaukee, as sponsor, and Motion, Inc., as developer, for the Greenwood Transitway, was approved by the City Council on November 21, 1983. The agreement provides for the purchase of city-owned land located at 4150 Greenwood Avenue in the Third Ward.

Administrative Transit Operating Assistance

The City of Milwaukee has received a grant from the Department of Transportation for the administration of the Greenwood Transitway project. The grant will provide funding for the operation of the transit system.

In Fiscal Year 1983, the amount of funds requested for the Greenwood Transitway project was $7,592,414. In Fiscal Year 1984, the amount of funds requested was $7,982,514.

Funding of the project will be secured by a combination of federal and local funds. The federal share of the project is estimated to be 50% of the total cost.

G. RECOMMEND ADOPTION OF RESOLUTION AUTHORIZING APPLICATION FOR ADMINISTRATION OF TRANSIT OPERATING ASSISTANCE GRANT.

In the Third Ward, the City of Milwaukee has received a grant from the Department of Transportation for the administration of the Greenwood Transitway project. The grant will provide funding for the operation of the transit system.

The grant will be used to fund the operation of the transit system and to provide funding for the administration of the project.

The grant will be used to fund the operation of the transit system and to provide funding for the administration of the project.

H. RECOMMEND ADOPTION OF RESOLUTION AUTHORIZING APPLICATION FOR ADMINISTRATION OF TRANSIT OPERATING ASSISTANCE GRANT.

The City of Milwaukee has received a grant from the Department of Transportation for the administration of the Greenwood Transitway project. The grant will provide funding for the operation of the transit system.

The grant will be used to fund the operation of the transit system and to provide funding for the administration of the project.

This resolution authorizes the Mayor and the City Clerk to execute any necessary documents related to the grant.

17. (continued)
17. (continued)

The Redevelopment Plan for Third Ward, as approved by City Council, provides for the disposal of acquired land for development by public or private parties. Motion, Inc., a non-profit organization, has presented to the City a proposal to purchase Block 27, Parcel 3A located at 915 Greenleaf Avenue consisting of 2,788 square feet of land at a total price of $600.00 for driveway purposes which is in accordance with the Redevelopment Plan for the project. Motion, Inc. purchased from the City the adjoining property, Block 27, Parcel 4; rehabilitated the existing structure located thereon and sold it to its present owners for their personal residence. Motion, Inc. intends to sell the parcel of land to the adjoining property owners to remedy their driveway problem.

F. RECOMMEND ADOPTION OF RESOLUTIONS AUTHORIZING THE REFUND OF CERTAIN TAXES IN THE TOTAL AMOUNT OF $2,975.63 WHICH WERE ASSESSED THROUGH CLERICAL ERROR OR ILLEGAL LEVY AGAINST 27 TAX ACCOUNTS.

Third Ward Loan Program

18. RECOMMEND APPROVAL OF LOANS FOR PERMANENT FINANCING TO PURCHASE PROPERTY IN THE THIRD WARD AREA UNDER THE THIRD WARD LOAN AGREEMENT, AS SHOWN BELOW:

a. Henry A. Brown, III at Unit #4, Cedar Street Commons, in the loan amount of $65,800 at an appraised value of $69,500.

b. Walter B. Mather, IV at Unit #13, Cedar Street Commons, in the loan amount of $45,650 at an appraised value of $48,060.

These loan applications have been reviewed by the City Loan Officer, Community Development Department, and contain sufficient information to form the basis for approval.

Property Transactions

19. RECOMMEND APPROVAL OF RIGHT-OF-WAY ACQUISITIONS AS SHOWN BELOW:

1. Acquisition of 10,342.50 square feet plus temporary construction easement of 6,926.04 square feet, at 8908 Mount Holly Road, from Mattox Parts Supply, Inc., for $2,300.00, for 1980 Annexation Sewer - Coulwood Area. (Easement)

2. Acquisition of 3,786.90 square feet, at the 1900 block of Village Lake Drive, from Mar-Bet Industries, Inc., for $1.00, for Sanitary Sewer on Trunk to Pebblestone Drive. (Easement)
11. Acquisition of 2.095 square feet, plus temporary con-

10. Acquisition of 4.109 square feet, plus temporary con-

9. Acquisition of 1,930 square feet of vacant land at

8. Acquisition of 3,965 square feet of vacant land at

7. Acquisition of 2,100 square feet of land and 1 single

6. Acquisition of 9,409 square feet of land and 1 single

5. Acquisition of 8.668 square feet of land and 1 single

4. Acquisition of 2.831 square feet of vacant land at

3. Acquisition of 4,000 square feet of land and 1 single

2. Acquisition of Johnson C. Smith Universityin the

1. Acquisition of Johnson C. Smith Universityin the

0. Acquisition of Johnson C. Smith Universityin the

- (continued)
19.  (continued)

12. Acquisition of 179.76 square feet plus temporary construction easement, at 311 Skyland Avenue, from Mary A. Cathey and husband, Hugh A. Cathey, for $0.00, for Crier Heights Area - Skyland/Neely Drainage Project. (Permanent Drainage Easement)

Petition for Street Name Change

20. RECOMMEND DENIAL OF A STREET NAME CHANGE PETITION - STACY BOULEVARD TO LINDER LANE.

Mr. Dan F. Linder, 4215 Stacy Boulevard, has requested that the name of an unopened portion of Stacy Boulevard, off the 800 block of Woodlawn Road, be changed to LINDER LANE.

The Planning Commission staff has reviewed the request and recommend that the petition be denied because it is a phonetic duplication of an existing "Lander Street" and it failed to consider other adjacent parcels under development.

Utility Contracts

21. RECOMMEND APPROVAL OF WATER AND SEWER MAIN CONSTRUCTION PROJECTS AS SHOWN:

A. Contract with the John Crosland Company for the construction of 927 linear feet of 8-inch sanitary sewer mains to serve Chestnut Lake XI Subdivision, located south of Lawyers Road, north of Idlewild Road and west of McAlpine Creek, inside the Charlotte City Limits, at an estimated cost of $20,394.00, at no cost to the City.

B. Contract with the Walsh Corporation for the construction of 1,468 linear feet of 8-inch sanitary sewer outfall to serve the Cedars Apartments, located north of Albemarle Road, west of Delta Road and east of Regal Oaks Drive, inside the Charlotte City Limits, at an estimated cost of $44,040.00, at no cost to the City.

Condemnation Settlement

22. RECOMMEND APPROVAL OF PROPOSED SETTLEMENT IN CONDEMNATION ACTION AGAINST BLANCHE C. KING, ET AL., FOR THE TOTAL AMOUNT OF $112,180.00 IN THE INDEPENDENCE PLAZA PARK PROJECT (PARCEL 4).
23. **Recommendation of Application for Special Officer Permit**

$17,680.00

Independent Plaza Park Project to cover the additional deposit of the Capital Improvement Program.

There are sufficient funds in the Capital Improvement Program for the additional deposit of $112,180.00.

The amount of the deposit is $112,180.00 and will be deposited in the City's bank account. The city is responsible for the costs associated with the additional deposit that will be used to cover the costs of the project. The city will be responsible for all costs associated with the project, including the costs of any permits or licenses required.

The proposed settlement calls for the additional payment of $17,680.00.

Recently assessed for state tax purposes in the amount of $79,862.00, the parcel is owned by the city, and the parcel represents the proposed city/county tax rate assessment to the parcel. The amount is based on the current market value of the parcel, which is determined through a process of market analysis. The market value of the parcel is established through a process of market analysis, which includes an analysis of similar properties in the area. The market value of the parcel is $79,862.00.

The parcel is located at 102 South Tyson Street, on the corner of South Tyson Street and South Main Street. The parcel is a rectangular, flat, and level area, suitable for a park or green space. The parcel is zoned for a neighborhood commercial business district.

On October 14, 1982, the City Commission sold the parcel to the Independent Plaza Park Project for $17,680.00. The parcel is located at 102 South Tyson Street, near the Independent Plaza Park Project.
SCHEDULE OF MEETINGS
NOVEMBER 8 - 12, 1982

Monday, November 8
Council/Manager Luncheon
Training Center
Citizens Hearing
Council Discussion
CITY COUNCIL MEETING
Council Chamber, City Hall
12:00 Noon

2:00 p.m.
2:30 p.m.
3:00 p.m.

Thursday, November 11
VETERANS DAY HOLIDAY
All City Offices Closed
Mr. W. M. Peterson's term expires December 1, 1982. He was appointed and reappointed December 28, 1977.

In meeting on Monday, November 22, 1982, City Council will make recommendations to fill one position on the Charnotle Housing Authority

- PENDING MATTER

Page 25
Attachments
City Council
City of Charlotte
301 S. McDowell Street
Charlotte, North Carolina 28204

Re: Charlotte Uptown Development Corporation - Uptown Redevelopment Loan Program

Dear Ladies and Gentlemen:

Our firm is general counsel to Charlotte Uptown Development Corporation. In that capacity, we have been retained to structure the Urban Redevelopment Tax Exempt Loan Pool currently under discussion for the central business district in Charlotte. We have had several meetings with virtually all of the lending institutions in Charlotte and are currently drafting all of the documents necessary to organize and operate the loan pool.

As part of this loan pool plan, the Charlotte Uptown Development Corporation is currently requesting that the city designate CUDC as its agent for administering the loan program. This letter is intended to briefly outline the intended structure of the program and the duties, responsibilities, and participation of the city or the city’s designate in that plan.

The loan pooling plan is structured much the same as an industrial revenue bond. A group of banks and other lending institutions will commit to loan up to some maximum amount to the City of Charlotte and the City of Charlotte will then make those funds available for loans to property owners in the urban redevelopment area (such area as designated by the Planning Commission and the City Council). The repayment of the bank loans by the city would be completely dependent upon the payments that the city will receive from the "end borrowers" (i.e., the property owners who have borrowed funds to rehabilitate their business properties). The city would have absolutely no obligation to repay the loans from general revenues, reserves, or any other sources of funds other than the amounts collected from the "end borrowers."
It is envisioned that CUDEC would fulfill several functions of the city in the loan program. First, CUDEC would review each loan application to make sure that each "end loan" was to be used for a purpose which was in accordance with the redevelopment plan for the redevelopment area. This redevelopment plan is the same plan which the City Council will soon be asked to approve along with the redevelopment area itself. CUDEC would also be charged with the responsibility for making recommendations to City Council with respect to the approval or disapproval of each loan application on any grounds which CUDEC felt to be relevant. FINAL APPROVAL OF EACH LOAN APPLICATION WOULD REST WITH CITY COUNCIL. However, no loan would be recommended to City Council for approval unless CUDEC and at least 75% of the participating banks had already approved the loan as to credit worthiness, other business criteria, and compliance with the redevelopment plan.

Neither the City of Charlotte nor CUDEC has the operational capability of servicing the loans made by the city to the "end borrowers." Therefore, on the basis of competitive bidding, one lending institution will be selected to service the end loans. That institution would collect payments from the end borrowers and would make payments to the lending institutions on the loan from the lending institutions to the city. CUDEC would be responsible to see that the lending institution which is chosen as the servicing agent properly perform its duties and functions under the loan pooling agreement.

CUDEC, as agent for the city, will not be given the power to borrow money from the banks on behalf of the city or to grant final approval to the loan pool documents on behalf of the city. City Council is specifically reserved the sole and exclusive right to borrow funds from the lending institutions and to give final approval to the loan pool documentation. Again, by way of emphasis, the City of Charlotte will in no way be obligated to repay the loans to the lending institutions except from the proceeds received by the city from repayments of the end loans by the end borrowers. CUDEC, along with the City Attorney would be responsible for negotiating and reviewing the loan pool documentation and presenting it to City Council for final approval.

Under the law, the rate at which the funds are lent to the end borrowers cannot exceed by more than one and one-half percent the rate at which the city borrows from the participating lenders. It is currently anticipated that the funds would be lent to the end borrowers at approximately the same rate at
which they are borrowed from the participating lenders by the city. The only additional charges would be those sufficient to compensate the servicing agent for its loan servicing and to compensate CUDC for its expenses in accepting applications, reviewing applications, and handling the other operational matters outlined in this letter. It is conceivable that these expenses will be approximately one-eighth of one percent to three-eighths of one percent of the loan.

While the loan pooling agreement has obviously not yet been finalized, this letter is an attempt to outline the loan program, and specifically the proposed participation of CUDC. Please note that final approval of both borrowing and lending is reserved to the City Council.

If you have any questions, we would be more than happy to address them for you.

Yours very truly,

FLEMING, ROBINSON, BRADSHAW & HINSON, P.A.

Robert S. Lilien

Robert S. Lilien

RSL:slp
Memorandum

To  
Mayor H Edward Knox
Charlotte City Council Members
O Wendell White, City Manager

From  
James G. Babb, Jr, Chairman, Ad Hoc Committee on Minority/Women's Business Enterprise

Subject  
Proposal for Minority/Women's Business Enterprise Program

In June, 1982 an ad hoc committee was formed to develop a Minority/Women's Business Enterprise program for the public and private sectors in Charlotte Mecklenburg. This committee is comprised of broad based representation of the interests to be affected by a minority/women's enterprise program, as follows:

Mecklenburg County Women's Commission
Greater Charlotte Chamber of Commerce
Charlotte Business League
Associated General Contractors
Metrolina Minority Suppliers Development Council
City of Charlotte
U.S. Small Business Administration

After several months study, the committee has finalized a proposal, designed to stimulate broader participation by minority and female entrepreneurs in the economy of our community. A copy of this proposal is attached for your review and consideration. Our objective is to implement this program January 1, 1983. In order to do so, approval by the City and County is needed at a very early date.

The crux of this proposal is the establishment of a central coordinating Minority/Women's Business enterprise staff office to be located at the Greater Charlotte Chamber of Commerce. This staff would assist in opening doors to minority and woman-owned businesses by utilizing relationships accessible through the Chamber. Location of this function at the Chamber is essential to ensure adequate participation by the business community.

In order for a minority/women's business enterprise program to achieve optimum success in Charlotte Mecklenburg, participation by the private sector and the City and County governments is essential. Our committee encourages and urges you to adopt the attached proposal and to participate actively in the implementation of a viable program for our community.

JGB, Jr /mr
Attachments
PROPOSAL FOR
MINORITY/WOMEN'S BUSINESS ENTERPRISE
PROGRAM CENTRAL COORDINATING OFFICE
TO BE LOCATED AT THE
GREATER CHARLOTTE CHAMBER OF COMMERCE
Background

The Greater Charlotte Chamber of Commerce has traditionally played a significant role in assisting in the development of minority and woman owned businesses in the community. In 1972 the Chamber created the Business Resource Center. In 1974 the Business Resource Center became a free standing organization. Subsequently, it merged with the U S Department of Commerce, Minority Business Development Organization, evolving into a Business Development Center.

In 1981 the Chamber worked closely with the City of Charlotte in developing a Minority Business Role Proposal. This proposal sought to establish a task force and staffing within the Chamber to stimulate minority business. However, it was not implemented due to an inability to obtain partial State funding for the program.

In 1981, the Chamber's Minority Development Action Council has worked jointly on an ad hoc committee with representatives of the City of Charlotte, Mecklenburg County, Charlotte Business League, Associated General Contractors, Women's Commission, Minority Suppliers Development Council, Charlotte/Mecklenburg Community Relations Committee, and Small Business Administration to develop a minority/women's business enterprise program for the private and public sectors in Charlotte/Mecklenburg. Also, in 1982 the Chamber has prepared a mini-directory entitled Metrolina Minority Vendors, as extracted from the Buyer's Guide to Minority Business prepared by the Carolinas Minority Suppliers Development Council.

Proposed Minority/Women's Business Enterprise Assistance

The ad hoc committee believes that minority and woman owned businesses can effectively participate in the economy of Charlotte/Mecklenburg. This participation can be accomplished through the use of a catalyst to match up majority businesses with minority/woman owned firms providing products and services which majority businesses seek. A properly staffed function within the Chamber of Commerce can offer unique and
effective expansion of existing efforts. The key is the access to and prestige of the Chamber in the majority business community. These assets will result in the strong support of the business community and will engender success.

The Chamber is a broad spectrum business organization. Its membership includes men and women, whites and blacks, self-employed and salaried, large and small firms. It seeks to serve all constituents by enhancing the economic vitality of the community.

In short, the ad hoc Committee believes that a program located at the Chamber of Commerce, offers the best mechanism to effectively stimulate interaction between majority owned firms and minority/woman owned businesses.

Goals of the Program

The Committee believes that a successful program will accomplish the following:

- promote growth of existing minority/woman owned businesses
- increase number of minority/woman owned suppliers
- create additional jobs for minorities/women
- stimulate diversification of minority/woman owned firms

Accountability

An advisory task force will be created, consisting of one representative from each of the following institutions:

- Greater Charlotte Chamber of Commerce
- City of Charlotte
- Mecklenburg County
- Mecklenburg County Women's Commission
- Charlotte Business League
- Metrolina Minority Suppliers Development Council
- Associated General Contractors
- Charlotte Mecklenburg Community Relations Committee
The advisory task force will design a program of work to meet program goals. The task force will report its findings semi-annually to the Board of Directors of the Chamber of Commerce, the Charlotte City Council and the Mecklenburg County Board of Commissioners.

Staffing would initially include one professional and one administrative assistant. The staff will be located at the Chamber of Commerce, will be employees of the Chamber of Commerce, and will be accountable to the Chamber management staff for fiscal and personnel matters. The staff will report the results of efforts to carry out the program of work to the task force. The staff, with assistance from the task force and other volunteers will:

- Identify and select a manageable number of minority/woman owned businesses which would benefit from majority "adoption". Through this process, successful companies would share their expertise as needed with a few adopted minority/woman owned firms. A collateral effort would be the solicitation of majority firms which would agree to offer such service. Staff would assure a continuing, beneficial relationship between firms so matched.

- Produce specialized publications that assure minority/woman owned businesses optimum opportunity to compete in the marketplace. Special emphasis would be placed on producing directories of minority/woman owned businesses and directories of majority companies and the goods and services they buy.

- Assist in opening doors to minority/woman vendors by appropriate use of relationships accessible through the Chamber. Chamber volunteers would provide counsel and direction.
- Attempt to insure that the minority and female communities are represented to businesses being recruited and that the minority and female communities are kept apprised of business and job opportunities with majority firms being recruited, and encourage local firms recruiting new companies outside the Chamber to use Chamber information packets to be designed to establish similar links between incoming business and the local minority/female business communities and labor markets.

- Play an advocacy role for needs of minority/woman owned businesses, emphasizing development of non-traditional, high technology, energy, and electronics manufacturing business

- Serve as an intermediary with other organizations assisting minority/woman owned businesses by attending meetings and other special activities that relate to minority/women's activities.

The staff will report activity and results to the task force monthly. Standards used to measure performance will be developed and may include such items as: dollar volume, expansion, employment, and interaction with local majority firms.

The staff will utilize the resources available through programs and services of community institutions such as the Central Piedmont Community College Small Business Center, Boone Young & Associates, Inc., (Business Development Center, U.S. Dept of Commerce, Minority Business Development Center contracting agency), City of Charlotte Economic Development Program, U.S. Small Business Administration, and the Metrolina Minority Supplier Development Council. For example, data bank statistics, certification data, and other available information will be utilized.
Funding

It is recommended that the initial funding commitment be for two years with a January 1, 1983 starting date. It is the committee's objective to make the program self-sustaining after a two year period.

The following is a projected two year program budget:

<table>
<thead>
<tr>
<th>Item</th>
<th>1983</th>
<th>1984</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payroll (staff of two)</td>
<td>$38,000</td>
<td>$41,800</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>7,000</td>
<td>7,200</td>
</tr>
<tr>
<td>Travel &amp; Meals</td>
<td>2,600</td>
<td>2,860</td>
</tr>
<tr>
<td>Telephone</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Printing &amp; Publishing Expenses</td>
<td>2,000</td>
<td>2,500</td>
</tr>
<tr>
<td>Publications &amp; Subscriptions</td>
<td>700</td>
<td>225</td>
</tr>
<tr>
<td>Supplies</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Professional fees-technical assistance</td>
<td>8,500</td>
<td>9,250</td>
</tr>
<tr>
<td>Education</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Postage</td>
<td>2,000</td>
<td>2,500</td>
</tr>
<tr>
<td>Equipment-desks, chairs, etc.</td>
<td>2,700</td>
<td>500</td>
</tr>
<tr>
<td>Contingency</td>
<td>2,500</td>
<td>2,500</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$70,500</strong></td>
<td><strong>$74,335</strong></td>
</tr>
</tbody>
</table>

The initial two year commitment is $144,835.

It is proposed that the City of Charlotte, Mecklenburg County, and the private sector fund the $144,835 two year budget on a one third each basis. Funding allocations from the three entities on a fiscal year basis are broken down as follows:

<table>
<thead>
<tr>
<th></th>
<th>Private Sector</th>
<th>City of Charlotte</th>
<th>Mecklenburg County</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY1983</td>
<td>11,750</td>
<td>11,750</td>
<td>11,750</td>
</tr>
<tr>
<td>FY1984</td>
<td>24,139</td>
<td>24,139</td>
<td>24,139</td>
</tr>
<tr>
<td>FY1985</td>
<td>12,389</td>
<td>12,389</td>
<td>12,389</td>
</tr>
</tbody>
</table>

This funding schedule assumes a January 1, 1983 startup date.
TAXICAB REVIEW BOARD

(5 Members)

Membership - Appointments made for three-year terms, and no member may serve more than two consecutive terms. Of the City Council's appointments, one is to be an Operating Permit Holder, or his designee. The Mayor's appointment is to be an Individual Owner-Driver. The City Manager is to designate one of the members as chairman.

Responsibilities - To hear appeals from denials, revocations or suspensions of Operating Permits or Driver's Permits and any other determinations or prohibitions imposed by the Inspector or the Airport Manager.

To promulgate rules and regulations to affect its exercise of authority, keeping such rules and regulations on file with the City Clerk, and any other responsibilities assigned by the City Council or the City Manager

<table>
<thead>
<tr>
<th>MEMBER</th>
<th>BUSINESS/ PROFESSION</th>
<th>ORIGINAL APPTMT</th>
<th>RE-APPTMT</th>
<th>TERM</th>
<th>EXPIRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>(M)Steve Davis</td>
<td>Business Mgr.</td>
<td>9/10/79</td>
<td>3 yrs.</td>
<td>9/01/82</td>
<td></td>
</tr>
<tr>
<td>(C)David Hunter</td>
<td>V. P. - CPCC</td>
<td>9/10/79</td>
<td>9/13/82</td>
<td>3 yrs</td>
<td>9/01/85</td>
</tr>
<tr>
<td>(C)</td>
<td></td>
<td></td>
<td></td>
<td>3 yrs</td>
<td>9/01/85</td>
</tr>
<tr>
<td>(C/M)Andrea Huff</td>
<td>Police Sgt.</td>
<td>9/13/82</td>
<td>Unexp</td>
<td>9/01/84</td>
<td></td>
</tr>
<tr>
<td>(C/M)Gene Carney</td>
<td>Airport</td>
<td>11/01/82</td>
<td>Unexp</td>
<td>9/01/83</td>
<td></td>
</tr>
</tbody>
</table>

* Chairman
Charlotte Taxicab Industry
Operating Permit Holders

James R. Graham
Queen City Cab Company
2221 Berryhill Road
Charlotte, North Carolina 28208
372-1166

William J. King
Charlotte Metrolina Cab Company, Inc
924 West Trade Street
Charlotte, North Carolina 28202
376-4155

Cliff Passons
Checker Cab Company, Inc.
216 E. Worthington Avenue
Charlotte, North Carolina 28203
334-2875

Tom Steele
Yellow Cab Company of Charlotte, Inc.
315 East Seventh Street
Charlotte, North Carolina 28202
332-8107

Jay Ward
Victory Cab Company
400 East Fourth Street
Charlotte, North Carolina 28202
375-2561
To the City Council

From the City Manager

Action Requested at its November 8, 1982 meeting consider a recommendation from the Council CD and Housing Committee to contract with Community Revitalization Services, Inc., a North Carolina nonprofit corporation founded by the Charlotte Board of Realtors, to provide rehabilitated housing for low and moderate income families.

This request should be organized according to the following categories: Background, Explanation of Request, Source of Funding, Clearances, Bibliography.

Background: The Community Revitalization Services, Inc., (CRS), was founded in 1981 by the Charlotte Board of Realtors for the purpose of making a contribution to the community by providing low cost owner occupied housing for people who might not otherwise be able to afford decent, safe, sanitary housing. The idea being that Realtors know-how should be utilized for the betterment of the community. With Realtors working together, new and rehabilitated housing can be provided to low and moderate income families at affordable prices.

After considering many approaches and target areas, CRS decided to become active in an area that showed signs of deterioration but with generally sound housing stock that can be resold at affordable prices after rehabilitation. The area finally selected for the project is Villa Heights.

Through its own efforts, CRS has acquired and rehabilitated one structure but has been unable to sell the property without some form of low interest loan. Therefore, CRS has requested City assistance to meet this need and to provide similar services in the Villa Heights community.

Based on a report about these developments, including a request for assistance, and following a thorough review of the City's overall housing needs for low and moderate income citizens, on October 5, 1982, the Community Development and Housing Committee is recommending that the City contract with the Community Revitalization Services, Inc., to acquire and rehabilitate four (4) single family detached housing units for resale to low and moderate income families.

Explanation of Request: The Charlotte Board of Realtors/Community Revitalization Services, Inc., offers as a "Scope of Service" in a performance contract for a one (1) year period, December 1, 1982 through November 30, 1983, to provide the following:

1. Acquire and rehabilitate four (4) residential units in the Villa Heights area for resale to low and moderate income families or individuals with priority given to City relocates.

2. Assist the selected buyers, all approved by the City, to assume permanent loans originally provided by the City to CRS as
acquisition and rehabilitation loans. Principal and interest payments on the original loans shall be deferred until the loans are assumed by the buyers.

This Contract will not require any administrative costs paid by the City. A three percent commission for the agent(s) executing the sale of each structure shall be a part of the total sales price. Loan limits will not exceed $25,000 per structure.

Source of Funds: The Contractor's request would require General Revenue Sharing (GRS) funds in the amount of $100,000 for the acquisition and rehabilitation of four (4) single family detached housing units.

Clearance: Action by the Mayor and City Council.

Bibliography: Copies of the proposal presented by the Charlotte Board of Realtors/Community Revitalization Services, Inc. are on file with the CD Department.
CONTRACT FOR TECHNICAL OR
PROFESSIONAL SERVICES ("CONTRACT")

PART I - STATEMENT OF PURPOSE

THIS AGREEMENT, entered into this 1st day of December, 1982, by and between the CITY OF CHARLOTTE, North Carolina (hereinafter called the "City of Charlotte" or City") and the Community Revitalization Services, Inc., a North Carolina nonprofit corporation founded by the Charlotte Board of Realtors, (hereinafter called the "Contractor").

WITNESSETH THAT:

WHEREAS, the City of Charlotte has received General Revenue Sharing Entitlement Funds from the United States Department of Treasury pursuant to the State and Local Fiscal Assistance Act of 1972 (Public Law 92-512), as amended by the State and Local Fiscal Assistance Amendments of 1976 (Public Law 94-488); and

WHEREAS, the cooperation of the City of Charlotte and the Contractor are essential for the successful planning and use of General Revenue Sharing Entitlement payments; and

WHEREAS, it is the desire of the parties that the Contractor engage in certain planning and execution of activities directly related to the current Housing Assistance Plan for the City of Charlotte.

NOW, THEREFORE, the parties hereto do mutually agree to the requirements and provisions of this Contract as follows:

PART II - SCOPE OF SERVICES

A. Rehabilitation

1. The Contractor shall acquire a total of four (4) single family dwelling units from private sources in the Villa Heights area as shown on Exhibit A attached hereto for rehabilitation and resale with priority given to displacedes identified by the City's Community Development Department. The City, through its Community Development
Department shall make funds available to the Contractor to use for acquisition and rehabilitation of residential properties. Prior to the acquisition of each property or properties, the Contractor shall:

a. request preliminary approval to negotiate acquisition and resale for the property; and

b. develop and submit to the City a schedule for the acquisition, rehabilitation and sale of each structure.

2. The Contractor shall request loan(s) from the City sufficient to cover the cost of acquisition, rehabilitation and related costs.

a. The interest on these loans shall be three percent for 20 years and shall be assumed by the buyers of the structures based on guidelines of the CD Rehab loans.

3. Contractor shall substantially complete the rehabilitation of each structure within one hundred twenty (120) days from the date of acquisition of the same from a private source.

4. Approximately thirty (30) days prior to completion of rehabilitation, the Contractor shall begin to identify potential purchasers for each structure and arrange for the sale of each structure. In selecting purchasers, priority will be given, where possible, to relocates.

5. Families or individuals selected by the City for referral to the Contractor as potential buyers shall meet the following criteria:

a. be a Community Development target area resident eligible for relocation benefits or code displacees;

b. have the ability to use 30 percent of their annual gross income for housing costs including a mortgage, taxes, insurance and utilities;

c. have a good credit rating based on City guidelines.

6. If the City's Community Development Department is unable to identify a potential buyer from within its relocation workload within sixty (60) days after rehabilitation is complete, the Contractor may place the unit on the open market with the City retaining the right to give final
approval to all potential buyers.

7. A 3% commission for the agent executing the sale to a buyer shall be made a part of the sales price on each structure.

B. Management and Administrative Responsibilities

1. A copy of the Contractor's corporate charter and bylaws, as the same have been amended from time to time, shall be attached to and made a part of this Contract as Exhibits C and D, respectively.

2. At the City of Charlotte's option and prior to the execution of this Contract or hereafter (during business hours and in a manner which does not adversely affect the business operation of the Contractor), the Contractor shall submit its books and recording procedures to an internal audit (City) to assure compliance with City policies on the recording of expenditures for housing rehabilitation. The City reserves the right to audit the Contractor's records as it may be deemed necessary, but in a time and manner convenient to the Contractor.

3. The Contractor shall on a monthly basis throughout the term of the Contract provide the City of Charlotte with a report based on the content of Exhibit E and recorded on the form attached as Exhibit F in order that the City may have data to evaluate the program described in the Contract.

4. The Contractor shall provide all Administrative and supervisory services and coordinate planning, implementation and budget control for the program described in this Contract.

5. The Contractor shall exercise appropriate monitoring and control procedures with regard to its responsibilities under this Contract, for the purpose of insuring that provisions of this Contract are properly and adequately fulfilled. The Contractor shall notify the City in the event that the Contractor is unable to provide services in such sequence and in such manner as to fulfill its obligations under this Contract; this notification shall include a written request for contract renegotiations,
which shall specify the problem or problems encountered. The City shall conduct renegotiations for the purpose of determining what, if any, modifications to the program can be made to facilitate the Contractor's ability to provide services as required by this Contract.

6. The Contractor shall retain qualified personnel, either as paid staff or as volunteers, to perform the services required by this Contract.

7. Non-reconcilable disputes between Contractor and the City of Charlotte relating to Contract performance (except architectural, building and construction matters) shall be resolved by the C/D Director and the President of the Contractor. If such issue, or issues, still are irreconcilable, the same shall be referred to the City Manager, the Council CD and Housing Committee or a third party arbitrator in that order before seeking legal action.

8. Questions and disputes of a technical nature regarding building and construction standards and matters (such as rehab costs, work write-up language and substantial completion) shall be resolved by a third party architect retained by the City and Contractor. These architectural services shall be included in the construction costs.

PART III - SCHEDULE OF PERFORMANCE

A. This Contract shall begin on December 1, 1982, and shall end one year after that date on November 30, 1983. The Contractor shall undertake its obligations herein in such sequence and in such manner as to maximize the Contractor's opportunity for success, in light of the purposes of this Contract and the City of Charlotte Comprehensive Community Development Program. Should the Contractor materially default in its performance hereunder and the same shall not be cured after thirty (30) days written notice thereof (provided that said cure shall require more than thirty (30) days,) City shall not hold Contractor in default if Contractor diligently continues to pursue said cure after thirty (30) days, then in that event the City may after sixty (60) days
written notice terminate this Contract. In the event of such a termination of this Contract, the City of Charlotte shall be liable for only such expenses as were necessary in order to permit the operation of this Contract from execution to termination date.

B. Progress reports and reports of program expenditures will be properly submitted by the Contractor to the Community Development (C/D) Monitor within the specified reporting period.

C. The Contractor shall provide a monthly progress report to the City of the form shown on Exhibit F. The monthly report shall be submitted not later than ten (10) working days after the first of each month. A final progress report, and a copy of the most recent independent audit, shall be submitted by the Contractor to the City within ten (10) working days after the expiration date of this Contract (or any extension thereof).

PART IV - COMPENSATION AND LOAN ARRANGEMENTS

A. The City of Charlotte shall forward to the Contractor a sum not to exceed $100,000 for the performance of this Contract as outlined in PART II - SCOPE OF SERVICES and PART III - SCHEDULE OF PERFORMANCE. The method of administration and payments to the Contractor shall be as follows:

1. The City of Charlotte shall utilize an escrow account to pay to the Contractor in accord with

   PART II - SCOPE OF SERVICES and the following procedure:

   a. The Contractor shall make available to the City documented evidence of ownership and the costs of acquisition, rehabilitation and related expenses of the structure identified in Exhibit A.

   b. The City shall:

   (1) transfer to the Contractor an amount equal to the total cost of the items identified for the property identified in Exhibit A.

   (2) within sixty (60) days identify one or more potential buyers from its relocation workload
based upon the selection criteria listed in Part II A. 4; and

(3) be prepared to review and accept or reject the application or applications of the individual(s) selected and approved by the Contractor to purchase the structure.

c. The Contractor shall:

(1) review, screen and select an applicant or applicants from those referred by the City or, if none have been referred within sixty (60) days after the execution of this Contract, from the open market;

(2) determine a sales price approved by the City;

(3) assist the selected buyer(s) in arranging a loan assumption on the property.

d. The principal and interest payments on the loan(s) to the Contractor shall be deferred for six (6) months or until the loan is assumed by the buyer, whichever occurs first.

2. The Contractor shall acquire not less than three (3) properties in the Villa Heights area as identified in Exhibits A and B and, in accord with PART II - A.1.a.b. and 2. and rehabilitate each under the following general procedures:

a. the Contractor shall identify a structure(s) to be acquired for the purpose of rehabilitation pending an approved feasibility study conducted by City Community Development Department Construction Advisors:

b. the Contractor shall arrange to secure a loan from the City to acquire each property on an individual basis;

c. the Contractor shall secure a subcontractor who will:

(1) develop a work write-up and cost estimate on the structure(s)

(2) consult with a City Construction Advisor to assure
that costs are reasonable and that the planned rehabilitation will cover all code violations;

d. the Contractor shall apply to the City for loans on each property to cover the costs of rehabilitation, refinancing the first mortgage and related expenses. At the "Loan Settlement", the Contractor may request up to 25 percent of the rehabilitation bid amount to begin rehabilitation work;

e. rehabilitation work shall begin followed by City Construction Advisor reviews of all work completed and in place prior to the availability of financial draw-downs in accord with the City's established rehabilitation loan policies;

f. sixty (60) days or less into the rehabilitation process the Contractor shall begin to identify qualified buyers in accord with PART II A.3;

g. upon completion of the rehabilitation of the structure, a City Housing Inspector shall inspect the property and issue a "standard card." No agreement with a prospective buyer shall be binding in the absence of a "standard card";

h. upon receiving notice that the structure is "standard", the Contractor shall proceed to finalize the sale to the buyer in accord with PART II A.4.5.

3. Loans in this Contract shall be limited to $25,000 per structure.

PART V - NONDISCRIMINATION AND LABOR STANDARDS

A. No person in the United States shall, on the ground of race, color, national origin, sex, age, handicap or religion be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or in part with entitlement funds made available pursuant to the Contract as provided in Section 112 of the State and Local Fiscal Assistance Act of 1972 as amended in 1976. The nondiscrimination provisions of this Contract and the State and Local Fiscal Assistance Act apply equally to third party
contractors and subcontractors engaged by the Contractor pursuant to the performance of this Contract. It shall be the obligation of Contractor to exercise its best efforts to insure the compliance of third party contractors, subcontractors, and other involved parties.

B. The provisions of the Davis-Bacon Act shall apply to any and all construction contracts where 25% or more of the project costs are paid from funds provided by this Contract. In situations where the Davis-Bacon standards are clearly applicable, it shall be the obligation of Contractor to exercise its best efforts to insure that laborers and mechanics employed by third party contractors or subcontractors will be paid wages at rates not less than those prevailing on similar construction in the Charlotte-Mecklenburg areas as determined by the Secretary of Labor in accordance with the Davis-Bacon Act.

PART VI - TERMS AND CONDITIONS

A. Contractor agrees that its staff shall immediately terminate any relationship or interest they may individually presently have with any person, firm or organization engaged in either the real estate or construction business (it being understood that Contractor as an entity may have such relationships in the furtherance of the objects of this Contract) if the same constitutes a legal conflict of interest. Contractor shall not assign, transfer, pledge or in any other manner alienate any of its rights or obligations established by this Contract, without the prior, written consent of the City of Charlotte (which consent shall not be unreasonably withheld.)

B. Failure of the City of Charlotte to exercise or enforce any right that it has under this Contract shall not be deemed a waiver of its prerogative to exercise or enforce such right in the future.

C. Contractor shall require its subcontractors under this Contract to hold Contractors and the City of Charlotte harmless from all liability and claims of liability arising from the subcontractors negligence or alleged negligence in performing services contemplated by the Contract. Such hold harmless agreement shall
obligate the subcontractors to defend any lawsuit or other claim advanced against Contractor or the City of Charlotte and arising from the subcontractors' negligence or alleged negligence. In furtherance of its obligations under this section, Contractor where feasible shall require its subcontractors to obtain liability insurance in amounts to be set by the Contractor in reasonable reliance on the nature and quantity of work to be performed.

D. Should Contractor be delayed in the performance of any of its duties or responsibilities under this Contract by an act of God, storm, strike, warfare, warranty of labor and or materials or any other act beyond the reasonable control of Contractor, then in that event, the time for performance shall automatically be extended by a period of time reflective of such act.

E. It is understood by both parties that the effective date of this Contract shall not be valid until such time as the City Council of the City of Charlotte formally approves this Contract for execution.

F. This CONTRACT is subject to and incorporates all provisions specified in Exhibit G, General Provisions, attached hereto and made a part hereof by this reference.
IN WITNESS WHEREOF, the City and the Contractor have entered into this Contract as of the date first above written.

ATTEST:                      CITY OF CHARLOTTE, NORTH CAROLINA
(SEAL)                        By:________________________

________________________________________
City Clerk

ATTEST:                      CHARLOTTE BOARD OF REALTORS
(SEAL)                        President

________________________________________
Asst. Secretary

________________________________________
President

COMMUNITY REVITALIZATION COMMITTEE, INC

________________________________________
Chairman

Approved as to form:

________________________________________
### EXHIBIT A

**STRUCTURES FOR REHABILITATION**

<table>
<thead>
<tr>
<th>Block &amp; Parcel</th>
<th>Address</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>095 - 10</td>
<td>1009 Grace Street</td>
<td>1</td>
</tr>
</tbody>
</table>

In addition, the Contractor shall arrange to acquire not less than three (3) residential properties in the Villa Heights area generally within the boundaries of Matheson, Clemson and Parkwood Avenues and Davidson Street as identified on Exhibit B.