

A RESOLUTION AUTHORIZING THE REFUND OF PROPERTY TAXES

Reference is made to the schedule of "Taxpayers and Refunds Requested" attached to the Docket for consideration of the City Council. On the basis of that schedule, which is incorporated herein, the following facts are found:

1. The City-County Tax Collector has collected property taxes from the taxpayers set out on the list attached to the Docket.
2. The City-County Tax Collector has certified that those taxpayers have made proper demand in writing for refund of the amounts set out on the schedule within the required time limits.
3. The amounts listed on the schedule were collected through either a clerical or assessor error.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session assembled this 10th day of January, 2005 that those taxpayers listed on the schedule of "Taxpayers and Refunds Requested" be refunded in the amounts therein set up and that the schedule and this resolution be spread upon the minutes of this meeting.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Pages 488-489 .

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

**TAXPAYERS AND REFUNDS REQUESTED  
MORE THAN \$100  
(Clerical Error)**

<u>Name</u>	<u>Refund Amount</u>
PATEL UDIT	\$ 102.90
DAVID G PAXTON JR	109.62
ROBERTS WILLIAM S MD PA	115.19
PALMER ARNOLD CADILLAC	136.04
CRIT-NC II LLC	189.84
VONNEGUT SCOTT	195.72
BROWN LONNIE M	202.86
DILL ELFORD C	221.76
FIRST DATA MERCHANT SERVICES	344.07
WATERFORD INVESTORS LLC	464.10
HERRING JOHN M	669.06
BLUE MAX TRUCKING INC	1,178.71
CRIT-NC II LLC	1,294.44
LEONARD WENDELL H	1,453.62
UNIVERSITY CENTER DEVELOPMENT	1,980.30
SEVENTH STREET INVESTORS LLC	4,704.01
Total	<u>\$ 13,362.24</u>

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **EAST PROVIDENCE STORM WATER CIP PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **EAST PROVIDENCE STORM WATER CIP PROJECT** and estimated to be approximately **14,937 square feet (.343 acre) of storm drainage easement and temporary construction easement** and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 231-061-13, said property currently owned by **DEREK A. LAWSON and wife, CARLYN M. LAWSON; PARHAM, HELMS, HARRIS BLYTHE & MORTON, Trustee; THE MORTGAGE CORPORATION, Beneficiary, and Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 490.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **HISTORIC NORTH CHARLOTTE NIP PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **HISTORIC NORTH CHARLOTTE NIP PROJECT** and estimated to be approximately **2,612 square feet (.060 acre) of storm drainage easement and temporary construction easement** and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 083-074-07, said property currently owned by **DEP INVESTMENTS, LLC, and Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 491.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **HISTORIC NORTH CHARLOTTE NIP PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **HISTORIC NORTH CHARLOTTE NIP PROJECT** and estimated to be approximately **4,574 square feet (.105 acre) of storm drainage easement and temporary construction easement** and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 083-074-08, said property currently owned by **DEP INVESTMENTS, LLC, and Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 492.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **SOUTH BOULEVARD SIDEWALK, PH. II PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **SOUTH BOULEVARD SIDEWALK, PH. II PROJECT** and estimated to be approximately **3,076 square feet (.071 acre) of sidewalk and utility easement and temporary construction easement** and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 173-041-73, said property currently owned by **RONALD P. SHUE and wife, KAREN C. SHUE; ROBERT BURRIS, Trustee; TRINITY BANK, Beneficiary; PAUL HARGETT BEAM, Lessee; PAUL SCOTT BEAM, Lessee, and Any Other Parties in Interest, or the owners' successor-in-interest.**

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 493.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT** and estimated to be approximately **7,421 square feet (.170 acre) for permanent easement**, and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 205-173-04, said property currently owned by **EDENS & AVANT FINANCING II LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee; CREDIT SUISSE FIRST BOSTON MORTGAGE CAPITAL LLC, Beneficiary and Assignee; BlockBuster Videos, Inc., Purported Lessee; and Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 494.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT** and estimated to be approximately **5,189 square feet (.119 acre) for permanent easement and temporary construction easement**, and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 205-231-05, said property currently owned by **McDONALD'S CORPORATION; CITY OF CHARLOTTE-MECKLENBURG COUNTY TAX COLLECTOR; and Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 495.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT** and estimated to be approximately **14,117 square feet (.324 acre) of fee simple**, and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 173-021-14, said property currently owned by **CDC PINEVILLE, LLC; TIM, INC., Trustee; NCNC NATIONAL BANK OF NC, Beneficiary and Assignee; NEW SALEM, INC., Trustee; WACHOVIA BANK, N.A., Beneficiary and Secured Party; CITY OF CHARLOTTE-MECKLENBURG COUNTY TAX COLLECTOR; and Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 496.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT** and estimated to be approximately **8,769 square feet (.201 acre) of fee simple, plus temporary construction easement**, and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 169-084-11, said property currently owned by **JAMES STEPHENSON EAKES, Trustee under Residuary Trust created under Item V of Last Will and Testament of L. GARNER EAKES dated April 2, 1987 (1/2 interest) and PEGGY EAKES JOHNSON and JAMES EAKES, III, Executors and Trustees of Article IV of Trust under Will of JAMES Z. EAKES, JR. (1/2 interest); And Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 497.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT** and estimated to be approximately **4,701 square feet (.108 acre) of fee simple, plus temporary construction easement and utility easement**, and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 169-075-07, said property currently owned by **CHT R. BEITLICH CORPORATION f/k/a CATAWBA-CHARLAB, INC.;** and **Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 498.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte, that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **SOUTH CORRIDOR LIGHT RAIL TRANSIT PROJECT** and estimated to be approximately **108 square feet (.002 acre) for temporary construction easement**, and any additional property or interest as the City may determine to complete the Project, as it relates to Tax Parcel No. 149-053-01, said property currently owned by **ROBERT CLAY SPARROW and spouse, if any; and Any Other Parties in Interest**, or the owners' successor-in-interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 499.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk

RESOLUTION ON GENTRIFICATION  
IN THE CITY OF CHARLOTTE NEIGHBORHOODS

WHEREAS, gentrification is defined as a “process by which higher income households displace lower income households in a neighborhood, changing the essential character and flavor of the neighborhood”.

WHEREAS, the City Council’s Housing and Neighborhood Development Committee (hereinafter the Committee) has studied the issue of gentrification in general and as specifically related to Charlotte’s neighborhoods.

WHEREAS, the Committee has reviewed objective data for Charlotte neighborhoods that have undergone gentrification and neighborhoods that are possible candidates for future gentrification.

WHEREAS, the Committee has also reviewed various strategies and tools, including the Homestead Tax Exemption, reverse mortgages and planning solutions to mitigate negative gentrification aspects.

WHEREAS, the Committee recognizes that gentrification can have both positive and negative impacts on neighborhoods, the City of Charlotte should work to minimize the negative consequences particularly in revitalization neighborhoods.

THEREFORE, LET IT RESOLVED, that the Charlotte City Council:

1. Accepts the Committee’s attached Gentrification Final Report;
2. Recognizes that conditions exist that may lead to gentrification in some Charlotte neighborhoods; and
3. Directs City staff to continue to monitor the City’s neighborhoods for gentrification and bring forward for Council consideration strategies and actions to mitigate any negative consequences.

This resolution will take effect immediately upon its passage on this the 10th day of January 2005.

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Resolution Book 39, Page 500.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of January, 2005.

  
Brenda R. Freeze, CMC, City Clerk