AGENDA

Meeting Type:	B
Date	10-12-1987
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda October 12, 1987

FILE COPY

CHARLOTTE

Meetings in October '87

OCTOBER 1 - OCTOBER 3

1	Thursday, 10 00 a m	PARADE PERMIT COMMITTEE - City Hall Annex, Dept of Transportation Conference Room
	Thursday, 3 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room

OCTOBER 4 - OCTOBER 10

5	Monday, 5 00 p m	CITY COUNCIL WORKSHOP - City Hall Annex, Training Center
6	Tuesday, 3 00 p m	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee Cameron Brown Bldg , 1st Floor Conference Room
	Tuesday, 6 00 p m	CHARLOTTE ADVISORY PARKS COMMITTEE - Park Operations Division Office, 701 Tuckaseegee Road
8	Thursday, 7 00 a m	PLANNING COMMISSION Cameron-Brown Bldg , 1st Floor Conference Room

OCTOBER 11 - OCTOBER 17

12	Monday, 11 45 a m	PLANNING COMMISSION/Zoning Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 12 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON - City Hall Annex, Training Center
	Monday, 2 00 p m	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING - City Hall, Council Chamber
	Monday, 7 30 p m	HISTORIC PROPERTIES COMMISSION - 1221 S Caldwell St , Commission Office
13	Tuesday, 10 00 a m	CHARLOTTE-MECKLENBURG ART COMMISSION - City Hall Annex, Training Center
	Tuesday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY - Cameron-Brown Bldg , 6th Floor Conference Room
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor Conference Room
14	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	Wednesday, 4 00 p m	HISTORIC DISTRICT COMMISSION - Edwin Towers, Conference Room
	Wednesday, 5 00 p m	COUNCIL/MANAGER DINNER (Zoning Ordinance Workshop) - Education Center, Room 237-239
	Wednesday, 7 00 p m	PUBLIC HEARING ON SUBDIVISION ORDINANCE - Education Center, Board Room
	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL City Hall, Council Chamber
15	Thursday, 8 00 a m	CLEAN CITY COMMITTEE - Cameron-Brown Bldg , 5th Floor Conference Room

(Continued on Back)

Public Service And Information Department

600 East Trade Street

Charlotte NC 28202

OCTOBER 18 - OCTOBER 24

19	Monday, 2 00 p m	TECHNICAL COORDINATING COMMITTEE - City Hall Annex, Dept of Transportation Conference Room
	Monday, 5 00 p m	COUNCIL/MANAGER DINNER - Education Center, Rooms 237-239
	Monday, 6 00 p m	CITY COUNCIL MEETING (Zoning Hearings) - Education Center, Board Room
20	Tuesday, 12 Noon	CITY-COUNTY MONTHLY LUNCHEON - Spirit Square, UCB Meeting Place
	Tuesday, 2 00 p m	HOUSING AUTHORITY - Parktowne Terrace, 5800 Park Road
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor Conference Room
22	Thursday, 7 00 a m	PLANNING COMMISSION (Zoning Ordinance) - Cameron-Brown Bldg , 1st Floor Conference Room
	Thursday, 3 00 p m	ADVISORY BOARD FOR CITIZENS WITH DISABILITIES - Mecklenburg County Health Department, Multi purpose Room, 249 Billingsley Road
	Thursday, 4 00 p m	PLANNING COMMISSION/Zoning Committee - Cameron-Brown Bldg , 1st Floor Conference Room

OCTOBER 25 - OCTOBER 31

26	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON - City Hall Annex, Training Center
	Monday, 2 00 p m	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING - City Hall, Council Chamber
27	Tuesday, 3 00 p m	COMMUNITY FACILITIES COMMITTEE - Charlotte-Mecklenburg Utility Dept 5100 Brookshire Blvd
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee Cameron-Brown Bldg , 1st Floor Conference Room
28	Wednesday, 4 00 p.m	CITIZENS CABLE OVERSIGHT COMMITTEE - City Hall, 2nd Floor Conference Rm
	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
29	Thursday, 3 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room

These organizations will <u>not</u> meet during October

Housing Appeals Board
Municipal Information Advisory Board
Specialized Transportation Advisory Committee

CHARLOTTE

Mayor Harvey B. Gantt Mayor Pro Tem Al Rousso

Charles S. Dannelly Cyndee Patterson
Gloria Fenning Pamella G. Patterson
Ann Hammond Minette Conrad Trosch
Ron Leeper Richard Vinroot
Roy Matthews Velna W. Woollen

Council Agenda

Monday, October 12, 1987

12:00 noon. . . . . Council-Manager luncheon
Discussion of scattered site housing with Charlotte Housing Authority
2:00 PM. . . . . Citizens Hearing
3·00 PM. . . . . Council Meeting

ITEM NO.

1. Invocation by the Rev. William M. White, Sr. of Little Rock A.M.E. Zion Church.

2. Consider approval of minutes of August 31, Public Hearing on Planning Districts and September 8, Council Workshop.

PUBLIC HEARING

3. A. Conduct a public hearing on the proposed amendments to the Fourth Ward Redevelopment Plan.

   B. Approve the Fourth Ward Special Project Plan as a guide for future land use and development.

   C. Approve Amendment #4 to the Fourth Ward Redevelopment Plan. This action incorporates the special project plan into the redevelopment plan.

This public hearing is a requirement of North Carolina Redevelopment Law. Approval of the Fourth Ward Special Project Plan and its incorporation into the Fourth Ward Redevelopment Plan as amendment #4 are necessary to provide a comprehensive guide for future development in the Fourth Ward. The plan is attached.

The Fourth Ward Redevelopment Plan was last comprehensively reviewed in November, 1985. The Charlotte-Mecklenburg Planning staff, in concert with the Community Development Department, has completed a special project plan for the neighborhood which is intended to be a comprehensive update of the redevelopment plan for this area.

Major recommendations of the plan include:

1. Rezone four blocks from I-3 and UR-3 to UMUD to provide opportunities for development that are consistent with the long-range goals of the Fourth Ward Plan.

2. Complete the streetscape improvement plan (brick sidewalks, curbs, decorative lighting, and street trees) for the remaining areas of Fourth Ward over a long-range time period.

3. Provide pedestrian linkage to Elmwood Cemetery and Third Ward across Southern Railway by improving the pedestrian crossing at West 8th Street.

4. Buffer the Brookshire Freeway from Fourth Ward through landscaping.

Adoption of this plan does not commit Council to any expenditure of funds for a specific project nor does it commit Council to approval of any rezonings.

This has been reviewed by appropriate City departments, the Charlotte-Mecklenburg Planning Commission, and Friends of Fourth Ward.

Attachment No. 1

4. A. Conduct a public hearing on the proposed amendments to the West Morehead Redevelopment Plan.

B. Approve the West Morehead Special Project Plan as a guide for future land use and development.

C. Approve Amendment #4 to the West Morehead Redevelopment Plan. This action incorporates the special project plan into the redevelopment plan.

This public hearing is a requirement of North Carolina Redevelopment Law. Approval of the West Morehead Special Project Plan and its incorporation into the West Morehead Redevelopment Plan as Amendment #4 are necessary to provide for a comprehensive guide for future development in the West Morehead area. The plan is attached.

The West Morehead Redevelopment Plan was last comprehensively reviewed in June, 1978. Changes since that time have been piecemeal. Consequently, the Charlotte-Mecklenburg Planning staff, in concert with the Community Development Department, has completed a Special Project Plan for the area, which is intended to be a comprehensive update of the Redevelopment Plan.

Major points of the plan include:

1. Confirmed that the industrial land use was appropriate for most of the area.

2. Emphasized the need for streetscape improvements on Carson Boulevard and South Tryon Street in addition to the Uptown Streetscape Guidelines recommendations.

3. Consolidate recommendations from various plans adopted over the last 10 years that overlapped the redevelopment area boundary.

4. Recommended mixed-use development and zoning (UMUD) for the properties within the I-277 Loop.

5. Protection of the adjacent single family homes in Wilmore through increased screening requirements and rezoning single family uses to appropriate single family zoning.

Adoption of this plan does not commit Council to any expenditure of funds for a specific project nor does it commit Council to approval of any rezonings.

This has been reviewed by appropriate City departments, the Charlotte-Mecklenburg Planning Commission, and a community meeting was held in the area.

Attachment No. 2

5. A. Conduct a public hearing on the negotiated sale of land to Gerrard Tire Company, Inc., in Greenville Urban Renewal Area known as Block 20, Parcel No. 1, located at 700 Seaboard Street.

B. Recommend approval of the sale of land to Gerrard Tire Company, Inc., in Greenville Urban Renewal Area known as Block 20, Parcel No. 1, 700 Seabord Street for $18,130.

N. C. General Statute 160-A 457 (4) permits the City to negotiate a private sale of land; however, a public hearing must be held prior to approval of the sale.

The redevelopment plan for the Greenville urban renewal area provides for the disposal of acquired land for development by public or private parties. The appraised value of the property as determined by the review appraiser was $15,354.

Gerrard Tire Proposal:
Gerrard Tire Company, Inc. contacted the Community Development Department in early June 1987 and indicated its interest in this property. A proposal was received at the Real Estate Division on August 19, 1987 in the amount of $18,130 for 51,180 square feet of

land. The proposed development is for a 15,000 square foot warehouse facility for the storage of truck tires. The construction cost of the development will be approximately $150,000. Gerrard Tire has committed to hire two new employees from the City's target area during the first year of operation. The remainder of the property will be utilized for employee parking, maneuvering areas for truck loading and off loading. Adequate landscaping will be provided to complement the completed facility.

Mecklenburg County Interest:
Since the negotiation of the offer with Gerrard Tire, we have learned that the County is interested in buying this property and is willing to pay a competitive price. They propose using the parking as an overflow parking lot for approximately 150 vehicles, either new or awaiting auction, approximately eight months out of the year. The lot would be used in conjunction with an expanded County motor maintenance facility at 900 W. 12th Street.

The County proposal has not gone through the Planning Commission mandatory referral process. The Greenville area plan recommended that zoning of the parcel remain I-1. Informal discussions with Planning staff indicate the proposed vehicle storage use might require I-2 zoning depending on the type of vehicles stored. The County has told us, however, that the vehicles would be passenger cars, vans and light trucks which would probably be acceptable under I-1 zoning. A representative from the County will be present at the public hearing to answer any questions about the County's interests.

We have explored other ways to meet the County's need for parking, including a possible joint usage of the proposed new City facility on Spratt Street. The parcel is simply too small to adequately handle both City and County vehicle needs.

Recommendation:
Although we recognize the County's problem in obtaining parking space, we recommend Council approval of the sale of the land to Gerrard Tire. This sale will assist in meeting the objectives set forth in the redevelopment plan for the Greenville urban renewal project, including the creation of at least two new jobs for residents of the target area. Further, it will add property to the tax rolls and yield approximately $2,000 annually in tax revenue.

Clearances:
Engineering/Real Estate and Community Development concur.

A map is attached.

Attachment No. 3

POLICY

6. The Community Development and Housing Committee met on September 24, 1987 to consider two issues: (1) a proposed amendment for the Local Option Relocation Assistance Policy; and (2) modifications to the Community Development Standard Rehabilitation Loan and Grant Program.

Minutes from the meeting, which were sent to Council on October 2, are attached. The following agenda items are unanimous recommendations from the Committee. The Committee chairman, Ron Leeper, has asked that any Councilmember with questions about these recommendations call him or the staff resource, Tom Finnie.

A. Consider Community Development and Housing Committee unanimous recommendation that further amendments be made to the policy for optional coverage relocation payments to include persons displaced by locally funded capital improvement projects.

The Council-approved Local Option Policy provides benefits only to residents who are on the Community Development relocation workload as a result of acquisition of property through federally funded programs or due to enforcement of the City Housing Code.

The Community Development and Housing Committee considered three options:

A. Change the local option eligibility guidelines to include persons displaced by locally-funded capital improvement projects as an eligible class if they meet the low-moderate income guidelines, thereby entitling them to the same advisory services and financial assistance that other displaced residents are receiving.

B. Add them to the workload but provide only advisory service and access to subsidized housing (no financial assistance).

C. Provide no assistance.

Recommendation: The Community Development and Housing Committee recommends approval of "Option A" by the full Council. Based on projected capital improvement projects over the next five years, it is estimated ten households will be displaced by locally-funded projects. For persons who meet the low-moderate income guidelines, the total estimated relocation costs including moving, rental assistance and local option would be $19,150.

Breakdown of Cost:
If all ten were to utilize the maximum assistance of $11,000, the total cost would be $110,000. However, experience has indicated that only about 15% (the other 85% utilized Section 8 or public housing) of those eligible actually utilize local option benefits and, for those that do, the average cost has been $5,433. For this group, the

estimated local option cost would be $8,150 (15% of 10 = 1.5 persons x $5,433 = $8,150). The total estimated relocation cost of $19,150 is broken down as follows:

Moving Costs (10 persons @ $500)	$ 5,000
Rental Assistance (1.5 persons @ $4,000)	6,000
Local Option (1.5 persons @ $5,433)	8,150
Total	$19,150

Funding: Community Development Block Grant Funds. The current local option account balance of $718,945 is sufficient to cover the estimated cost of local option benefits.

B. Consider Community Development and Housing Committee unanimous recommendation for modifications to the Community Development Standard Rehabilitation Loan and Grant Program.

Because of declining Federal funding for housing programs and gaps left by private financing, 15 modifications were recommended for the Community Development Standard Rehabilitation Loan and Grant Program. The modifications comprise a comprehensive package which will standardize the percentage every family will pay for housing expenses and will add innovative provisions which will allow more flexibility in meeting the housing needs of lower income persons. In addition, loan limits and terms for loans are increased while grant limits are decreased. Also, loan security and underwriting guidelines are strengthened and eligible costs are added.

A summary comparison of the current and proposed provisions is presented in Attachment A. Examples of payments under the current and proposed provisions are presented in Attachment B.

It is anticipated that these program changes would generate an additional $112,000 per year in loan repayments. At the same time, it will ensure that loan payments will not cause any borrower to pay more than 35% of their net effective income (gross income less federal taxes) for housing costs including mortgage payments, taxes, insurance, utilities and maintenance.

These changes will provide the Community Development Department with the flexibility to fill the financing gaps left by the private sector and limited Federal assistance, and the ability to select the most cost-effective means of meeting the individual housing needs of lower income families in order to achieve the housing objectives of the City.

Recommendation: The Community Development and Housing Committee voted to recommend approval by the full Council.

Funding: The funds will be drawn from the Community Development Block Grant funds.

Attachment No. 4

7. Recommend transfer of a 17.63 acre site located off Commonwealth Avenue on Green Oaks Lane to the Housing Authority for the construction of 50 units of transitional scattered site housing pursuant to the Stepping Stone Housing Agreement between the City and the Housing Authority.

Background: The Charlotte Housing Authority's (CHA) contract with the City dated September 23, 1986 for the Stepping Stone Housing Program obligates the City to provide a parcel of land suitable for development of 50 units of housing. The Green Oaks Lane site is a 17.63 acre tract with 11 acres located in the flood plain leaving 6.63 acres net usable land on which to construct the housing units. This gives a land-to-building ratio of 8.3 dwelling units per acre which is within the current zoning. The site is accessible to public transportation, shopping, and public recreational areas. This property was received by the City through donation in three lots from 1978 to 1982. City Council accepted these donations with the thought of possible neighborhood park development and/or a subsidized housing site. CHA staff recommends the transfer of this property to be used to build a transitional housing project to fulfill their obligation with the City in accordance with the Stepping Stone housing concept approved by City Council on September 8, 1986 and the remaining acreage in the flood plain will be developed as a greenway park.

Related information about the housing site is as follows:

1. Compliance with the Housing Assistance Plan (HAP)
This project is in compliance with the locational policy statement of the HAP in that it exceeds the one-half mile radius (property line to property line) from the Coliseum Drive housing project, the nearest assisted housing project with 25 units or more within the geographic area. (See attached map)

2. Transportation
The Department of Transportation/Traffic Engineering has advised the following:

- Bus service is available two blocks away on both Central Avenue and Independence Boulevard.
- The 50 new dwelling units will generate an estimated 36 cars on site. This small number should have no appreciable impact on the traffic operations either to the site or the area as a whole.

3. Public School Population Impact
The 50 dwelling units should result in 176 children of which 116 will be of school age. The Pupil Assignment Office of the

Charlotte-Mecklenburg Schools has advised that the impact on the school system will be minimal in terms of number of students, but there will be an impact on the racial composition of schools that serve the area.

Schools to be Affected by Proposed Housing	Current % of Black Student Ratio	CMS Guidelines % of Black Student Ratio
Chantilly Elementary	42%	40%
Eastway Jr. High	45%	41%
Garinger High	47%	36%

Funding: None required.

Clearances: Housing Authority, Engineering/Real Estate, Community Development and the Charlotte-Mecklenburg Planning staff concur.

Attachment No. 5

8. Recommend the sale of three tracts of land in the Grier Heights Neighborhood Strategy Area to the Housing Authority of the City of Charlotte, for the construction of 14 units of scattered site housing for the purchase price of $21,400.

Background: The Charlotte Housing Authority's (CHA) contract with the City dated October 27, 1986 calls for the CHA to develop 50 units of housing. The CHA acquired property on Newell-Hickory Grove Road; however, that site will only permit development of 36 units. Therefore, in order to fulfill its obligation to the City, the CHA has proposed the construction of 14 units of infill housing on three separate sites in the Grier Heights Neighborhood Strategy Area. The three sites, two located in the 400 block of Alpha Street and one in the 3500 block of Ellington Street, are identified on the attached maps. The CHA proposes to build a six-unit building on the larger site located on Alpha Street and two duplexes on each of the remaining two smaller sites located on Alpha Street and Ellington Street for a total of 14 units. Staff is recommending that the three parcels be conveyed to the Housing Authority for the appraised value of $21,400.

On the larger Alpha Street parcel where the CHA proposes to build the six-unit building, a group of Grier Heights residents had expressed an interest in acquiring this parcel. A representative of the group advised City Council during a May 12, 1986 public hearing held prior to amending the Grier Heights Redevelopment Plan that the group wanted to build a day care center on this land. Since that public hearing the neighborhood group has not submitted a proposal to the City. In a letter dated September 22, 1987, the Grier Heights

Neighborhood Organization was informed of the pending land sale to the Housing Authority for the construction of the 14 dwelling units. No reply has been received to date.

Also, Fairway, Ltd., developer of the Arnold Palmer Corporate Center, had proposed acquiring the land to be used as a buffer between their development and the adjacent residential area. Council approved the sale of a narrow strip of land adjacent to the Alpha Street parcel to Fairway, Ltd. for use as a buffer, but rejected selling the larger parcel to Fairway, Ltd.

Related information about the three housing sites is as follows:

1. Compliance with the Housing Assistance Plan (HAP)
This project is in compliance with the locational policy statement of the HAP because assisted housing opportunities within community development project areas are exempt provided, however, that an equal number of comparable housing opportunities are available outside of such areas.

2. Transportation
The Department of Transportation/Traffic Engineering has advised the following:

- The cars generated by the 14 proposed additional housing units will result in no significant impact on traffic in the Grier Heights area.
- Public bus service is available within two to three blocks of each of the three housing sites.

3. Public School Population Impact
The Pupil Assignment Office of the Charlotte-Mecklenburg School System advises that the presumed black school age children for the proposed 14 housing units would all be bused to schools having low black population ratios. This would be consistent with the pattern of other children in the Grier Heights community. The feeder schools these children will be bused to are Matthews Elementary, Randolph Junior High and East Mecklenburg High, all with low ratios of black students.

Funding: Housing Authority would pay the City for this land from funds it received from the City through the General Revenue Capital Improvement Project Fund.

Clearances: Housing Authority, Engineering/Real Estate, Community Development and the Charlotte-Mecklenburg Planning staff.

Attachment No. 6

9. Recommend approval of an Emergency Shelter Grant Program application for $59,000.

Requested Action: Approve the City's application for $59,000 under the Emergency Shelter Grant Program.

Previous Council Action: On September 14, 1987, Council adopted a Comprehensive Homeless Assistance Plan (CHAP) which was required by the Department of Housing and Urban Development before we could apply for the $59,000 grant.

What will the funds be used for: The money will be turned over to the County which will distribute the funds to non-profit organizations serving the homeless within Charlotte. The contract for $59,000 between the City and County will be on the November 9, 1987 Council agenda.

Attachment: Additional information on the Emergency Shelter Grant Program is attached.

Clearances: Community Development Department.

Attachment No. 7

BUSINESS

10. (1) Recommend a loan agreement with Highland Mills, Inc. and Saul Wojnowich in the amount of $202,000 for purchasing production machinery, and (2) authorize the use of $202,000 from the Development and Revitalization fund.

During Council's discussion of an economic development loan on the September 28 Council agenda, a number of concerns were expressed that staff is sensitive to and which we are pursuing. This loan, however, has been under way for some time and appears to meet policy guidelines for the Development and Revitalization Fund.

Development and Revitalization Fund
Council's policy for Development and Revitalization Fund loans and public-private ventures states that projects eligible for funding should satisfy one or more of the following public purpose objectives:

1. Directly benefit low income, unemployed, or underemployed county residents;
2. Directly benefit minority and/or women small business enterprises;
3. Directly benefit unique or indigenous enterprises which the City Council determines are of significant economic value to the community.

Public Purpose - Highland Mills
The policy framework for Development and Revitalization loans requires the City Planning Department to review the proposal for public purpose and needs criteria and review of land use and urban design considerations.

That review was completed and the project was recommended to the Economic Development Review Committee. The Highland Mills project meets objective #1 in that it will create employment opportunities. The company currently employs 430 persons, and the expansion will create 85 jobs, all of which will be made available to low and moderate income persons. Objective #3 is also met.

Terms of the Loan
The Economic Development Review Committee approved the request on September 8, 1987, and recommended the loan to the Finance Department for analysis and negotiation which took place on September 18, 1987. The loan was also reviewed by Roger Frankoff of the National Development Council.

The Finance Department negotiated the terms of the proposed City loan to Highland Mills, Inc. The loan amount is $202,000 at an interest rate of 6% for a term of seven years but using a ten-year amortization schedule with a balloon payment due at the end of the seventh year. The use of the City funds will be for the purchase of production machinery. The City's participation is justified due to the company's growth requiring more working capital than can be created from internal operations.

The loan funds will be drawn from the Development and Revitalization Fund.

Attached is a description of the project.

Attachment No. 8

11. Recommend: (1) entering into a loan agreement with Trenton Properties in the amount of $1,600,000 for the adaptive reuse for rehabilitation and adjacent new construction of 189 housing units for low-income families and the elderly on the Hoskins Mill site and (2) authorize the use of $1,600,000 from the Innovative Housing Fund.

Background: On April 6, 1987 City Council adopted a Housing Policy Plan which advocated development of housing using public/private partnerships. Subsequently, Council appropriated $2.5 million in an Innovative Housing Fund to produce this housing. Consistent with Council's goals, Community Development staff responded to a Trenton Properties, Inc. request for a meeting to hear and discuss their housing proposal to convert the historic Hoskins Mill to housing

ITEM NO.

for low-income families and the elderly. Subsequent meetings were held between the developers, James A. Mezzanotte and Russ Jones d/b/a Trenton Properties, Inc., and the City staff Innovative Housing Fund Review Committee. Upon the direction of the Committee, Community Development, Finance and Planning staffs worked with the developers to revise the original proposal to better assure affordability of the proposed housing for City displacees and the Housing Authority's waiting list applicants totaling approximately 3,900 families.

Project Description Overview - The project involves the acquisition of the historic Hoskins Mill, consisting of 11 acres, for the development of a two-phase housing project totaling 189 units to serve low-income families and the elderly. Phase I, designed for elderly, consists of 94 new construction modular type garden apartments of approximately 576 square feet; Phase II, designed for families, consists of the rehabilitation of the Mill into 95 units of one, two and three-bedrooms. The rent range of the units is $217-$350 per month. The total project cost is $7,640,600. The loan amount requested from the City is $1,600,000. Amenities of the development will include a day care center to be located on site and 3,600 square feet of space to be developed and leased to physicians.

Attached is a more detailed description of the proposal.

Financing and Loan Terms of the Project - Private lender sources will be requested to make first mortgage loans of $2,443,600. The private loan terms will be concurrent ten years at interest rates of 10.5%. The City will hold deferred payment loan second mortgages on the property for $1,600,000 due and payable in full at the end of 15 years. However, the 3% accrued interest rates will be paid annually but subordinated to the developer's first mortgage loans. The City's commitment is contingent upon the developers securing a first mortgage in the amount of $2,443,600 and owners equity of $3,597,000.

The City's funds will be disbursed as follows:

a. The City will fund 50% of the acquisition cost of the real estate. The total cost of acquisition is $500,000.

b. The remainder of the City's funds will be disbursed at a ratio of $8 to $2 toward the rehabilitation and new construction costs of the project.

In the event that the project is sold or refinanced, the City will have the first right of refusal to purchase the project.

Consistency with the City's Housing Policy Plan - The Hoskins Mill proposal is consistent with the Housing Policy Plan adopted by City Council on April 6, 1987. The project adds 189 units which serve low-income and low-income elderly families that earn 60% or less of the City's median income. In addition, 50% of the project (95

units) will serve families who earn 50% or less of the City's median income. The rent rates are fixed for 15 years as a requirement of the tax credits and will be required by the City's loan agreement. The project will house persons on the Housing Authority's waiting list by filling the gaps left between public and private housing.

The project is a public/private venture which provides $3.8 private dollars to each public dollar and will be owned and operated by a private partnership with no operating expenses placed upon the City. It also provides a constructive use for a blighted property in the Thomasboro/Hoskins neighborhood. In addition, the project should provide program income of approximately $48,000 per year to the Innovative Housing Fund and the City's participation will be repaid after 15 years.

Funding: Innovative Housing Fund (General Fund Pay-as-you-go).

Clearances: The loan was approved by the Innovative Housing Review Committee on September 30, 1987. All criteria for qualifying for financial assistance has been met by the applicant in accordance with the requirements outlined in the Housing Policy Plan. Also, the Charlotte Housing Authority's management staff approves of the project.

Attachment No. 9

12. Recommend adoption of a resolution authorizing the execution of a lease between Mecklenburg Aquatic Club, Inc., and the City of Charlotte for approximately four acres in James Boyce Park.

Mecklenburg Aquatic Club, Inc. (MAC) Proposal Summary - MAC approached the City with proposal to develop substantial improvements including an indoor swimming pool with its related structures and parking areas. They propose to lease the property for 50 years beginning November 1, 1987, ending October 31, 2037, with an annual rental of $1.00 per year. As additional consideration, MAC shall make programs available to the general public with programs and fee schedules subject to annual review and approval by the City Manager. MAC shall ensure that the public use requirement is being properly met by allotting a minimum of 25% of the total swimming lane time to public use. As further consideration, the improvements will become the property of the City at the termination of this lease. During the term of the lease, all maintenance and operation costs will be borne by MAC. They are required to carry a comprehensive general liability policy to indemnify and save harmless the City from any claim arising from their activities on City property.

ITEM NO.

During the proposal period, MAC worked with all City departments having jurisdiction concerning the use of this facility, including Parks and Recreation, Planning, Engineering, Finance, and Legal. They have also met with the neighbors adjoining James Boyce Park to review various site locations.

Location - The site proposed is the one preferred by MAC and recommended by Planning and the City staff.

The facility would be located in the southwest quadrant of the park adjacent to the softball and soccer complex. By locating the improvement in this area, a minimal number of trees will be removed thus increasing the effectiveness of the 200 feet buffer from adjoining property owners. This will require shifting the ballfields to be paid for by MAC. A group of the residents met with a MAC Committee member, design chairman, Fred Johnston, and they indicated that this was a "viable site and it would be their second choice."

The residents first preference is a site beyond the ballfields closer to the greenway. Planning does not recommend this site because it requires the removal of a much larger number of trees; and because of the topography. The residents were concerned that the facility and parking lot would be visible from the site preferred by MAC. City staff recommends screening the facility with evergreen plantings to meet the neighbors concerns.

Parameters of the agreement:

- The Mecklenburg Aquatic Club will assume operating costs for the pool and provide the staff for all swim programs.

- The City will approve the design and construction of the pool.

- The City will retain the right to review and approve construction plans to ensure consistency with other similar City projects.

- The City will review all programs offered by MAC to the general public, and will ensure that adequate time is available for general public use of the pool. MAC will make the facility available to the general public a minimum of 25% of the operating day, which may be scheduled unevenly, but in no event will there be fewer than five lanes available for non-competitive swimming during the "short course" (winter) program or one lane during the "long course" (summer) program.

- The City will review and approve all fees to be charged to the public to ensure that they are in line with the fees charged at other similar recreational facilities operated in the City.

- There will be an adequate buffer of no less than 200 feet to the nearest property line.

- MAC will fund all maintenance and operating costs for the pool as well as all capital improvements.

- MAC will provide an annual financial report to the City; however, the City will have the right to examine the accounting books and other financial records at any reasonable time.

- Upon default of the lease agreement, title to the building, pool and any other improvements will revert to the City.

Transportation - The Parks and Recreation Department has worked closely with the Charlotte Department of Transportation (CDOT) in addressing traffic concerns, and has determined the impact of this proposed facility on future traffic load to be minimal. Preliminary study of the Boyce and Sardis Roads intersection indicated no signalization is warranted at this time; however, CDOT will continue to monitor the intersection and will give full consideration to installing a signal if the standards are met.

The site plan and lease are attached.

Clearances: Planning staff, Parks and Recreation Department, Insurance and Risk Management, Department of Transportation and Engineering Department.

Attachment No. 10

13. Recommend approval of an amendment to the agreement for architectural services for the new Coliseum with Odell Associates, Inc.

Information on this agenda item will be sent to Council in the October 9, 1987 Council-Manager memorandum.

#13

CHARLOTTE

10/12/87

Request for Council Action

To the City Council from the City Manager

Action Requested Request that Council Award a Contract Amendment in the Amount of $101,900 to Odell Associates, Inc. for NBA Related Modifications to the Coliseum.

Responsible Department

City Manager's Office

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

At our Council meeting on September 14, at Quail Hollow Junior High, Council was briefed about the latest Memorandum of Understanding between the Authority, the City, and the NBA franchise regarding additional items at the new coliseum. We are recommending that Odell be authorized to proceed with design for:

1) Skyboxes
2) Canopy footings and the canopy's attachment to the building.
3) Permanent camera platforms.
4) Preparation of design bulletins making provisions for tile in the upper concourse bathrooms.
5) Further investigation and schematic design of scoreboards/ video booth/electronic advertising panels and associated equipment.

The proposed architectural amendment has been funded by previous Council action appropriating $266,000 for continued design of NBA related items and construction of the NBA locker rooms. The funds were advanced by the Coliseum Authority and are anticipated to be repaid through eventual licensing of skyboxes and advertising revenue.

As we continue to investigate the best possible video system for our new Coliseum, we will come back to Council for further authorization to proceed with design of a state-of-the-art video scoreboard system. Within the next three to four weeks, we will begin marketing the proposed skyboxes and will have a clear definition of anticipated revenues from the sale of these licenses, as well as advertising revenues.

Approval of the proposed architectural amendment will allow us to proceed in a timely manner. Mr. Paul Buck has reviewed and approved this proposal.

14. Recommend adoption of an ordinance lowering the speed limit on three neighborhood streets from 35 miles per hour to 25 miles per hour.

In accordance with Council's approved policy, three streets in three neighborhoods have had petitions validated and are determined by the engineering study to be appropriate for a 25 mile per hour speed limit. The streets are:

Birchcrest Drive (Darby Acres)
Carmel Station Avenue (Carmel Station)
Londonderry Road (Madison Park)

15. Nominations for appointment to the Auditorium-Coliseum-Convention Center Authority - One appointment to fill the unexpired term of Joan E. Jackson who has resigned. The term will expire April 25, 1989.

Attachment No. 11

16. Appointments to Boards and Commissions.

1) Charlotte Clean City Committee - The following nominations have been made for an unexpired term ending June 30, 1988:

a) Jerry Broughton, nominated by Councilmember Fenning.
b) Hugh B. Lewis, nominated by Councilmember Hammond.
c) Cindy Dyson, nominated by Councilmember Vinroot.

2) Charlotte Sister Cities Committee - The following nominations have been made for two unexpired terms ending April 5, 1988.

a) Term of Margaret Palmer.
aa) Jerald L. Melberg, nominated by Councilmember C. Patterson.
bb) Dorothy Crockett, nominated by Councilmember Matthews.
cc) Iris Goulston-Madison, nominated by Councilmember Hammond.
dd) Marta Shaw, nominated by Councilmember Fenning.

b) Term of Elizabeth Wilson.
aa) Douglas M. Martin, nominated by Councilmember Vinroot.
bb) Jerald L. Melberg, nominated by Councilmember C. Patterson.
cc) Sidney Lockaby, nominated by Councilmember Woollen.
dd) Marta Shaw, nominated by Councilmember Matthews.
ee) Helmut Renner, nominated by Councilmember Fenning.

Attachment No. 12

ITEM NO.

* * * * * * * * *

The City Attorney advises that agenda items no. 17 through 32 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

* * * * * * * * *

PERSONNEL

17. Recommend adoption of a resolution amending the Pay Plan to add the class of Industrial Waste Inspector, Pay Range 116 ($19,781 - $26,509 Annually).

Project description: New position to enforce Environmental Protection Agency (EPA) regulations regarding pretreatment procedures for industrial waste prior to discharge into the City's waste treatment system.

Justification: Adoption of more stringent State EPA regulations concerning mandatory monitoring and enforcement of permit requirements for industrial users that discharge chemicals and other controlled materials into the treatment system require annual on-site inspections, monitoring of user compliance and follow-up samplings on violations. In addition, in FY88 and every three years thereafter a mandatory in-depth survey of users has to be conducted. Based on the results of the survey, additional pretreatment processes may be identified and users required to meet stipulated deadlines for compliance.

Funding: This position has been fully funded for FY88 and no additional funds will be required.

BUDGET ORDINANCE

18. A. Recommend adoption of a budget ordinance to transfer $1,260,000 to the 1982 Annexation Sewer Construction Account.

Action requested: Adopt a budget ordinance to transfer $1,260,000 to the 1982 annexation sewer construction account to fund the final phase of sewer extension to Providence Plantation area. The low bid recommendation is in Bid section, 21D. This funding will cover the bid plus approximately 10% contingency.

Funding: This budget ordinance will transfer $1,260,000 from the Water-Sewer Operating Fund Balance 4110 to Account 633.50 (1982 Sewer Annexation Projects) to permit the contract award.

Clearances: Utility Department; Budget and Evaluation.

B. Recommend adoption of a budget ordinance to transfer $1,000,000 from the Water-Sewer Operating Fund Balance to Accounts 633.40 and 635.51 - 1986/1987 Annexation Water and Sewer Main Construction.

Action requested: Adopt a budget ordinance to transfer $1 million to be used to award construction contracts for water and sewer facilities to serve 1986-87 annexation areas.

Why is this action necessary: Sale of 1986 water and sewer bonds ($14.3 million) is not scheduled until December 1987. Funds need to be borrowed against the authorized amount to meet contract award requirements. Contracts will be on a future agenda.

Funding: The transfer will consist of $750,000 to Account 635.51 (Annexation - Water Distribution System) and $250,000 to Account 633.40 (Annexation - Sewer Collection System) and will be returned to operating fund balance when bonds are sold.

Clearances: Utility Department; Budget and Evaluation.

19. Recommend adoption of an ordinance appropriating Airport funds of $2,176,200 for addition to inflight catering facility.

Action requested: Adopt an ordinance appropriating Airport funds of $2,176,200 to fund addition to Dobbs inflight catering facility at the Airport. A recommendation for award of general construction contract is in Bid section, 21I; mechanical, electrical and plumbing bid recommendations will be on a future agenda. This action sets up the project account.

Previous Council action: On December 8, 1986 Council approved amendment to Dobb's lease which provides for the City to finance and construct 24,000 square foot addition. Dobbs agreed to lease completed facilities at a rental rate sufficient to amortize all project costs.

Funding: Ordinance appropriates Airport funds from unappropriated Airport fund balance to the project account.

Clearances: Airport, Budget and Evaluation.

ITEM NO.

20. A. Recommend accepting grant awards for the Community Relations Committee's (CRC) Dispute Settlement Program.

B. Recommend adoption of an ordinance appropriating the grants to the CRC budget amending CRC's table of organization.

Action requested: Receive three grants to be used for the Community Relations Committee (CRC) Dispute Settlement Program and appropriate the grants into the CRC's budget.

Sources of grant funds:

Administrative Office of the Courts	$23,000
State Bar's Interest on Lawyers Trust Accounts	10,000
The Traveler's Insurance, Inc.	1,000
	$34,000

An additional $25,000 grant from Administrative Office of the Courts has been approved for FY89.

What will grant funds be used for: Expansion of the Dispute Settlement Program. CRC currently receives referrals from the District Attorney on minor criminal charges. The program promotes the voluntary resolution of these cases to ease the caseload in the court system. Last year, the Community Relations Committee mediated 382 cases through this program. The grants will pay for the addition of one Dispute Settlement Specialist.

Recommendation: Expansion of Dispute Settlement Program.

Clearances: Community Relations Committee, Budget and Evaluation, Grant Review Committee.

BID LIST

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

A. Grier Heights Community Development Orange Street Improvements — Community Development

Recommendation: By the City Engineer that the low bid of $168,486.24, as submitted by Crowder Construction Co., be accepted for award on a unit price basis.

Project Description: The proposed project represents one of the public improvement contracts to be let in the Grier Heights Community Development area. The overall plan was approved by the Charlotte City Council in 1977, and amended on May 12, 1986.

ITEM NO.

This project will include construction of concrete curb and gutter, sidewalk, and other improvements along Orange Street from Dunn Avenue to Drenan Street.

Source of Funding: Community Development Target Areas Fund - City-Wide Physical Development - (Street Improvements - Community Development Block Grant funding).

B. Crushed Stone

Operations Department
Street Maint. Div.

Recommendation: By Operations Director and Purchasing Director that the low bid, Vulcan Materials Company, Charlotte, N. C., in the amount of $451,600.00, be accepted for award of contract on a unit price basis.

Project Description: This bid is for seven different sizes of stone ranging from small stone to rip rap which will be used for street construction, shoulder maintenance, and repair work.

Source of Funding: Powell Bill - (Resurfacing of Streets by City forces).

C. Charlotte-Mecklenburg Government Center and City Hall

General Services

Recommendation: By the General Services Director that the project be awarded to Stegall Security and Protective Service, Inc. of Charlotte the low bidder in the amount of $103,752.55.

Project Description: This one-year contract will provide security services for the Charlotte-Mecklenburg Government Center including the existing City Hall with option to renew annually for three additional years.

Source of Funding: General Fund - (Charlotte-Mecklenburg Government Center).

ITEM NO.

D. Sanitary Sewer Construction
1982 Annexation - Phase III-B

Charlotte-Mecklenburg
Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Frank Horne Construction, Inc., of Fair Bluff, North Carolina in the amount of $1,144,876.56 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would complete extension of sewer service to the Providence Road/Plantation Road area and will complete the City's obligation of extending sewer to areas annexed in 1982.

Source of Funding: Water and Sewer Capital Improvement Fund - (Sewer Collection System - 1982 Annexation Areas). Contingent on adoption of budget ordinance in 18A.

E. Sanitary Sewer Construction
1986 Annexation Area 6 (Plantation Road) and 7-B (Providence Forest)

Charlotte-Mecklenburg
Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Rea Brothers, Incorporated of Pineville, North Carolina in the amount of $133,757.40 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend sewer service to the Plantation Road - Providence Forest Road area which was annexed in 1986-87.

Source of Funding: Water and Sewer Capital Improvement Fund - (Providence Forest).

F. Passenger Loading Bridge and 400 HZ
Solid State Frequency Converter Units,
for Concourse "B" Extension and
International Gates

Airport Dept.

Recommendation: The Airport Manager recommends that the low bid from Jetway Systems for a base bid in the amount of $1,844,477.55 less an alternate deduction in the amount of $12,105.40 be accepted for award of contract on a lump sum basis in the amount of $1,832,372.10.

Project Description: This contract will provide material, fabrication, delivery and installation of nine new loading bridges at Concourse B Expansion and Gates D-1 and D-2 for international service.

Source of Funding: Airport Terminal Capital Project Fund - (Concourse "B" Expansion - 1987 Revenue Bonds).

G. Contract for Purchase of Two 600 ton Centrifugal Chillers for Central Energy Plant — Airport Dept.

Recommendation: The Airport Manager recommends that the low bid from York International be accepted for award of contract in the amount of $167,891* on a lump sum basis.

*The base bid proposal was $160,731.00. A voluntary alternate submitted by bidder for $7,160.00 was accepted by Odell Associates who reviewed technical aspects of bid, thus the recommended contract sum shall be $160,731.00 + $7,160 = $167,891.00. The alternate is a solid state starter unit for each chiller.

Project Description: The central energy plant will be located in the basement of the terminal building. This contract shall be assigned to the mechanical contractor of central energy plant, scheduled for award on November 9, 1987. For better efficiency and ease maintenance, the City has agreed to centralize all cooling, heating equipment for airport terminal facilities.

Source of Funding: Airport Terminal Capital Project Fund - (South Terminal Expansion - 1987 Airport Revenue Bonds).

H. AIP-010, Runway 18L/36R Overlay — Airport Dept.

Recommendation: The Airport Manager recommends that the low bid from Blythe Industries, Inc. in the amount of $1,684,326 be accepted for award of this contract on a unit price basis. Initial bid opening was scheduled for September 17, 1987 and due to submittal of only two bids, the project was readvertised as required by North Carolina bidding laws.

Project Description: The resurfacing of Runway 18L/36R is necessitated due to wearing of the runway surface. On September 28, 1987 City Council accepted an FAA grant which provides 75% of project funding.

Source of Funding: 1985 Airport Construction Fund - (Airport VORTAC - FAA Grant and 1985 Airport Revenue Bonds).

I. General Contract for addition to Dobbs House In-Flight Catering Kitchen — Airport Dept.

Recommendation: The Airport Manager recommends that the low bid from Beam Construction Co. in the amount of $1,087,500 be accepted for award of contract on a lump sum basis.

Project Description: The City has agreed to finance and construct the proposed 24,000 square foot addition to the existing inflight catering facility under the terms of the lease with Dobbs. Dobbs agreed to lease the completed facilities at a rental rate sufficient to amortize all project costs plus land rental and airport services fee.

Source of Funding: Airport Capital Improvement Fund - (Inflight Catering Facility Expansion - Unappropriated Balance of the Airport Operating Fund).

CHANGE ORDERS

22. Recommend approval of change orders to construct Concourse "A" and West Terminal Expansion for American, USAir, People Express, Delta and United Airlines, increasing contract amounts by $347,822.25.

Contract: General Construction Contract, Concourse "A" and Terminal Building Expansion, Upfit Package
Contractor: F. N. Thompson, Inc.
Date of Award: May 12, 1986
Contract Amount to Date: $1,383,097.00
Change Order No. 2: $208,214.00
New Contract Amount: $1,591.311.00

This change order provides for a baggage conveyor canopy that was not included in the base contract, new terminal ticket counters and baggage wells for Delta Airlines counter requirements, additional miscellaneous general construction work for USAir inserts, changes in general construction scope in terminal building offices due to change in project design requirements and changes in the concourse ramp level construction due to duct obstruction with existing mechanical equipment rooms.

Contract: General Construction for Concourse "A" and Terminal Building Expansion, Shell Package
Contractor: F. N. Thompson, Inc.
Date of Award: December 31, 1985
Contract Amount to Date: $5,166,221.00
Change Order No. 3: $139,608.25
New Contract Amount: $5,305,829.25

This change order provides for a temporary tunnel used during construction for safe passage from terminal building to the concourse, changes in telephone system, changing glass in two of the sliding doors in Terminal vestibules to conform to existing safety and code requirements, installation of a French Drain system at loading dock and connecting to the overall system, installation of drywalls and roof ventilators for an elevator shaft per State elevator inspector requirements and installation of masonry, fire proofing, doors, windows and baggage conveyors' wall penetrations of building structure due to State Code requirements.

Source of Funds: Funds are available in project contingency to cover these change orders. These are included in project costs and are debt-serviced by rents and charges from tenants.

Clearances: Odell Associates and Day & Zimmerman.

23. Recommend approval of contract amendment No. 1 in the amount of $56,274 with Landmark Engineering Company for additional topographic mapping services.

Requested action: Approve amendment to contract with Landmark Engineering Company for an additional 26 topographic maps which provide information on streets, buildings, trees and terrain and which are used by the public and City departments. Copies of these maps are sold to the general public and various governmental agencies.

Previous Council action: On June 8, 1987, awarded bid of $31,486 to Landmark Engineering for 14 topographic maps. During bidding process, bidders were instructed to provide unit price quotes on both 14 and 40 map packages. Funding for the 26 additional sheets were approved in the FY88 budget and the price for the additional sheets is based on the unit price extension submitted in original bid.

Funding: General Fund (Engineering Department-Contractuals/Other Miscellaneous).

Clearances: The City Attorney's office; Engineering Department.

ITEM NO.

AMENDMENT TO INTERLOCAL AGREEMENT/CITY CODE

24. Recommend: (1) amendment to interlocal agreement transferring the enforcement of the City's street address ordinance from the County back to the City and (2) adoption of an ordinance amending City Code Chapter 19, Sections 19-96 through 19-101 providing for the fire inspectors to enforce this ordinance.

Action requested: Amend the interlocal agreement with the County, approved by Council on March 26, 1984, so that enforcement of the street address ordinance is by City Fire Department rather than the County Engineering Department.

Background: The interlocal agreement with the County designated responsibility of assignment of street addresses and building numbers and enforcement of the City's ordinance requiring such numbers with the County Engineering Department. Because of increased construction and growth in the City, the County Engineering Department has been unable to actively enforce the City's street address ordinance.

Recommendation: It is recommended that the County continue to have responsibility for assignment of street addresses to buildings, but that responsibility for enforcement be transferred to City Fire Department's inspectors who, along with regular fire inspection duties, can best perform this function. The County is in agreement. Penalty for violation is $25.

Funding: No additional cost.

AGREEMENT

25. Recommend approval of a one year maintenance service agreement with Southern Bell Advanced Systems, Inc. for $85,417.

Requested action: Approve a maintenance service agreement for the telephone system at the Airport with Southern Bell Advanced Systems for $85,417, an increase from $70,000 which reflects the inclusion of parts and equipment replacements after first year warranty expiration and transportation allowance.

Previous Council action: On September 22, 1986 Council approved an annual maintenance/service agreement with Southern Bell Advanced Systems, Inc. for Airport's telephone system.

Funding: Funds are available in the Airport Operating Fund and have been budgeted for this purpose. The annual cost for this service will be paid by the City and reimbursed by the Airport tenants on a prorata basis.

Clearances: Airport, Budget and Evaluation.

ITEM NO.

26. Recommend approval of an agreement for architectural services with Brice-Morris & Associates of Charlotte for $202,500 for the design of a new City facility to be located on Spratt Street.

Requested Action: Approve an agreement for architectural services with Brice-Morris & Associates in the amount of $202,500. This includes a fee percentage of 6.67%. The N. C. AIA percentage fees table suggests a minimum fee of 6.4% for buildings in the $2,000,000 to $2,500,000 price range. Services provided under this percentage include schematics, design development, construction documents and construction administration and do not include programming services.

Background: In January, 1987, the Engineering Department began the design process for the proposed Spratt Street facility which will house six City divisions - Special Transportation, Radio, Central Services, Electronics, Engineering Survey, and the Engineering Materials Testing Lab. These divisions have either outgrown their present space or are in facilities that will be displaced by the Independence Freeway Project or the demolition of City Hall Annex.

Architect Selection Process: In August, 1986, the Engineering Department solicited proposals from 58 local architects to design upcoming City projects: Coulwood Fire Station (#25); Sweden Road Operations Center additions; and a facility for the relocation of City divisions (Spratt Street facility).

Twenty-nine architects expressed interest in the relocation project. These were reviewed by a consultant selection committee made up of six City staff representatives from various departments. Following the procedures outlined in the Council-approved consultant selection process, the selection committee recommends the architectural firm of Brice-Morris & Associates.

Through a contract awarded in May, 1987, Brice-Morris & Associates performed a space needs assessment, and developed design concepts to make maximum use of the land and secure rezoning of the property. The rezoning request was approved by City Council on September 21.

Funding: Funds are available in the FY88 and FY90 Capital Improvement Program.

Clearances: The contract has been reviewed and approved by appropriate City staff, including the City Attorney.

ITEM NO.

RESOLUTION

27. Recommend adoption of a joint resolution with Mecklenburg County regarding the zoning and subdivision regulations of certain boundary strips created by the June 30, 1987 annexations.

Action requested: Adoption of a joint resolution, along with Mecklenburg County, that says Mecklenburg County would continue to exercise its zoning and subdivision authority over boundary strips.

Explanation: When the City annexes areas, the annexation line is established from the center line of a street to the street right of way line, plus ten feet beyond. The area between the center line and the annexation boundary is called a boundary strip. Technically these boundary strips are in the City; however, for zoning and subdivision reasons, the County should continue to exercise authority over these strips.

What areas are affected: The June 30, 1987 annexation areas: Mineral Springs, Hickory Grove/Pence Road, Taragate Farms/Arrowood, and Oakdale.

Clearances: Planning, Legal.

ECONOMIC DEVELOPMENT LOAN

28. Recommend approval of a loan agreement for $60,000 between the City of Charlotte and Grover Flood, Jr. and Geneva C. Flood d/b/a Tiger and NuBee Day Care Center to provide funds for the addition to and renovation of 1019 Pryor Street, the purchase and renovation of 1015 Pryor Street, the purchase of new equipment and allowance for working capital.

Background: Tiger and NuBee Day Care Center, which is located at 1019 Pryor Street in the Tuckaseegee area, was opened in January 1986 by owner/director Geneva C. Flood. It started with six children and now has an enrollment of 15 which is primarily a result of the Center's affiliation with Child Care Resources. It is an approved day care facility having received certification from Child Care Resources, the North Carolina Child Care Association, and the Mecklenburg County Day Care Association.

Project Description: The Center is currently undergoing an expansion that will add 1,200 square feet to the present 1,000 square foot structure located at 1019 Pryor Street. Mr. and Mrs. Flood are renovating the existing structure by painting the interior and exterior and improving the flooring, ceiling, lighting and restrooms.

ITEM NO.

The project also involves the purchase and renovation of another structure located next door at 1015 Pryor Street, the connection of the two buildings, installation of curbs, gutters, sidewalks, purchase of new equipment, and allowance for working capital.

The project costs are:

Addition/renovation of 1019 Pryor Street	$41,100
Purchase of 1015 Pryor Street	30,000
Renovation of 1015 Pryor Street and connection of the two structures	21,000
Purchase of new equipment	825
Cost of curbs, gutters, sidewalks	9,200
Loan retirement to Ford Motor Credit (Private lender funds to be used)	18,857
Working capital	29,018
Total	$150,000

This increased space will allow the Center to expand from its current enrollment of 15 children to 65.

Source of Funds:		
Mechanics and Farmers Bank	$ 75,000	(50%)
City of Charlotte	60,000	(40%)
Cash Contribution of Borrowers	15,000	(10%)
Total	$150,000	

Term of Loan: The loan from Mechanics and Farmers Bank for $75,000 at an interest rate of 11% for 5 years.

The City loan will be for $60,000 at 6% interest per annum for a term of five years amortized on a basis of 15 years. The entire unpaid balance will be due in a balloon payment at the end of the fifth year. It is being requested in this manner to keep the monthly payments at a manageable level.

Security: The Mechanics and Farmers loan will be secured by first deeds of trust on 1015 and 1019 Pryor Street, which will have an after-renovated value of $134,100.

The City loan will be secured by second deeds of trust on the land and buildings located at 1015 to 1019 Pryor Street and the Flood's personal residence at 1358 Orvis Street. The personal residence has a value of $40,000 with an outstanding mortgage in the amount of $33,716. The amount of equity available to the City from these sources amounts to approximately $65,300 which covers the City's loan of $60,000.

Public Purpose: It has been determined that the project is eligible for City financial participation as it meets the objectives of job creation and provides a needed service to low and moderate income

ITEM NO.

households in the area which it serves. The jobs to be created are as follows:

3	Teachers
3	Teacher Aides
6	Total

Funding will be from the Economic Development Revolving Loan Fund.

Clearances: The Economic Development Revolving Loan Fund Committee approved the loan on September 9, 1987.

29. Recommend approval of a loan agreement for $160,000 between the City of Charlotte and Ralph E. Mitchell d/b/a Charlotte's Web, Inc. to provide funds for the purchase of a commercial building for its web printing operation.

Background: Charlotte's Web, Inc. was started in March 1985 with Ralph Mitchell as principal stockholder. The company specializes in "web printing" which is used primarily for newsprint and lightweight book-paper publications. The company is currently located at 8632 Wilkinson Boulevard. However, growing demand for its services has created the need for a larger facility.

Project Description: The project involves the purchase of an existing commercial building located at 222 Rampart Street which is located near the intersection of South Tryon Street and Remount Road. The building contains a gross area of approximately 24,150 square feet, 2,500 of which will be used for office space. The purchase price of the structure is $400,000 and the appraised value is $425,000.

Source of Funds:		
NCNB National Bank	$200,000	(50%)
City of Charlotte	160,000	(40%)
Cash contribution of Borrower	40,000	(10%)
Total	$400,000	

Terms of the Loan: The loan from NCNB National Bank will be in the amount of $200,000 at an interest rate equal to 1% over NCNB's prime rate of interest for a term of 5 years.

The City loan will be in the amount of $160,000 at 6% per annum for a term of 5 years amortized on a basis of 20 years. The entire unpaid balance will be due in a "balloon" payment at the end of the fifth year. It is being requested in this manner to keep the monthly payments at a manageable level.

Security: The NCNB loan will be secured by a first Deed of Trust on the land and building located at 222 Rampart Street which has a value of $425,000.

ITEM NO.

The City's loan will be secured by a second Deed of Trust on the land and building. The total of the two loans is $360,000, thereby leaving a residual of $95,000. There is more than ample value in the building to secure the Bank and City loans.

Public Purpose: It has been determined that the proposed loan request is eligible for City participation as it meets the objective of job creation for individuals from low to moderate income households. The jobs to be created are as follows:

Bulk Mail Assistants	2
Bulk Mail Supervisor	1
Dark Room Assistants	2
Stitcher/Trimmer Operators	3
Press Operators	2
Press Operator/Trimmer	4
Shipping/Receiving Clerk	1
Total	15

Funding: Economic Development Revolving Loan Fund.

Clearances: The Economic Development Revolving Loan Fund Committee approved the loan on September 9, 1987.

SALE OF PROPERTY

30. Recommend approval of sale of City property at Billy Graham Parkway at the Airport Connector Roadway.

Action requested: Approve the sale of City owned surplus properties subject to compliance with the provisions of North Carolina General Statutes and pursuant to the terms of the following offer:

Property Description: 7.2 acres at Billy Graham Parkway at Airport Connector

Tax Code: 115-101-14
Buyer's Name: Billy Graham Partners Limited Partnership
Offer Amount: $430,000

Background on property: The North Carolina Department of Transportation acquired right-of-way for the construction of the Billy Graham Parkway and the airport connector roadway during the late 1970's. This right-of-way acquisition caused a 7.2 acre parcel of airport property to become separated from the airport by the new roadways. This parcel is also landlocked with no access to a public street. Since the master plan has now been completed, it has been determined that this parcel is surplus City property.

Purchase offer: An offer to purchase was recently received directly by the City from an adjacent property owner. The property has been appraised by an MAI appraiser and the offer is acceptable in accordance with the value established by the appraisal.

Clearances: All City departments have been canvassed with none expressing an interest in retaining this parcel for City use. The Planning Commission has reviewed the proposed sale through the mandatory referral process and has recommended that the appropriate deed restrictions prohibiting outdoor advertising and requiring retention of an avigation easement with attainment of the 25 d.b. noise reduction for uses of less than industrial intensity.

A map is attached.

Attachment No. 13

TAX REFUND

31. Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $3,567.58 which were assessed through clerical error or illegal levy against 43 tax accounts.

UTILITY CONTRACTS

32. Recommend approval of contracts between the City of Charlotte and the applicants listed below:

These are extension contracts for new development in accordance with the Water/Sewer Extension Policy. The applicants are to construct the entire systems at their own proper cost and expense. The City is to retain all revenue. There is no cost to the City and no funds are needed. The Utility and Planning Directors recommend approval.

1. UDC Homes, to construct 1,006 linear feet of 8-inch water main, 688 linear feet of 6-inch water main and 2,610 linear feet of 2-inch water main to serve Cameron Wood Phase VI-A Subdivision, located east of Park Road, west of McMullen Creek and south of Gleneagles Road, inside the Charlotte City Limits. Estimated Cost - $63,000.00. Water Contract No. 100-87-123.

2. Harry Grimmer Company, Inc., to construct 1,550 linear feet of 6-inch water main and 848 linear feet of 2-inch water main to serve Creekside Subdivision, located south of Idlewild Road, east of Independence Boulevard and north of Margaret Wallace Road, inside the Charlotte City Limits. Estimated Cost - $34,000.00. Water Contract No. 100-87-076.

ITEM NO.

3. Firstmark Development Corporation, to construct 2,780 linear feet of 8-inch water main, 518 linear feet of 6-inch water main and 765 linear feet of 2-inch water main to serve Mineral Springs Subdivision, Phase I, located north of Mineral Springs Road, east of Rumple Road and west of Neal Road, inside and outside the Charlotte City Limits. Estimated Cost - $75,000.00. Water Contract No. 100-87-081.

4. First Colony Group, Ltd., to construct 12,053 linear feet of 8-inch sanitary sewer main to serve Brightmoor Phase III Subdivision, located east of Pleasant Plains Road, west of Monroe Road and north of the Union County line, outside the Charlotte City Limits. Estimated Cost - $421,855.00. Sanitary Sewer Job No. 100-87-546.

5. JRS Enterprises, Inc., to construct 3,690 linear feet of 8-inch sanitary sewer main to serve Morris Farms Subdivision, Section 12, located south of Lawyers Road, west of Lebanon Road and east of McAlpine Creek, outside the Charlotte City Limits. Estimated Cost - $129,150.00. Sanitary Sewer Job No. 100-87-656.

6. Idlewild Venture Associates, to construct 1,505 linear feet of 8-inch sanitary sewer main to serve Hartford Village Phase I Subdivision, located north of Idlewild Road, east of Idlewild Road North and west of Valley Grove, inside the Charlotte City Limits. Estimated Cost - $52,675.00. Sanitary Sewer Job No. 100-87-606.

- PENDING MATTERS -

In meeting on Monday, October 28, 1987, City Council will make nominations for appointment to the following committees:

1. Citizens Oversight Committee for Cable Television - one appointment for an unexpired term ending March 30, 1989.

2. Community Facilities Committee - One appointment for an unexpired term ending September 1, 1988.

SCHEDULE OF MEETINGS
October 12-16, 1987

Monday, October 12	COUNCIL/MANAGER LUNCHEON Training Center, City Hall Annex	12:00 Noon
	CITIZENS HEARING CITY COUNCIL MEETING Council Chamber, City Hall	2:00 p. m. 3:00 p. m.
Wednesday, October 14	COUNCIL DISCUSSION - Independence Blvd. Rooms 237-239, Education Center CITY/COUNTY JOINT PUBLIC HEARING - Subdivision Ordinance Board Room	5:00 p. m. 7:00 p. m.
Thursday, October 15	TRANSPORTATION COMMITTEE 2nd Floor Conference Room, City Hall	4:00 p. m.

1(a)

SUMMARY PROPOSED CHANGES
FOURTH WARD REDEVELOPMENT PLAN
AMENDMENT No. 4

PROPOSED CHANGES

The purpose of this amendment is to revise the Fourth Ward Redevelopment Plan to incorporate by reference the recommendations of the Fourth Ward Special Project Plan. The Special Project Plan is intended to serve as a comprehensive update to the Redevelopment Plan last amended by City Council on November 25, 1985 and the guide for future land use and development.

Specifically, the Fourth Ward Redevelopment Plan will be revised as follows:

(1) The text and maps of the Special Project Plan will be incorporated by reference into the Fourth Ward Redevelopment Plan as Exhibit B.

(2) The text of the existing Redevelopment Plan, pages 1-24 will be revised to reference the Special Project Plan where appropriate.

(3) Map No. 6 *Proposed Land Use Map* and Map No. 7 *Proposed Zoning Map*, contained in the Special Project Plan, will serve as the updated land use and zoning maps required in the Redevelopment Plan.

(4) All subsequent actions by City Council to rezone land other than that recommended on Map No. 4 in the Special Project Plan will constitute a future amendment to the redevelopment plan for Fourth Ward. The public hearing required for rezoning will also serve as the hearing required for amending a redevelopment plan, however, notice of such hearings will be advertised in accordance with North Carolina Redevelopment Law in addition to public notice requirements for rezonings.

#1(B)

DRAFT
FOURTH WARD SPECIAL PROJECT PLAN

Charlotte-Mecklenburg Planning Commission
September, 1987

INTRODUCTION

Bound by North Church Street, West Trade Street, the Southern Railroad, and the Brookshire Freeway, the Fourth Ward was inhabited by the community's most affluent citizens at the turn of the century. During this period, a visitor to the area would have seen a thriving community with over 350 Victorian homes, churches, mills, factories and hospitals The deterioration of Fourth Ward began when the Great Depression wrought havoc on the once proud neighborhood By the 1950's an exodus to the prestigious suburbs of Charlotte furthered Fourth Ward decline Twenty years later, the area had a reputation of being a haven for prostitutes, criminals, and vagrants Many homes had been demolished (nearly 66%) and significant repairs were needed for 75% of the remaining structures. Only 25%, or 30 dwellings met building standard codes

In the early 1970's, the revitalization of Fourth Ward was but a dream of a few people a vision of a restored Victorian neighborhood rising up out of the ashes and decay of a slum Today, the Fourth Ward is a unique, uptown alternative to suburban living It is one of the few neighborhoods where people can live in a pleasant urban environment, within walking distance of employment centers, major department stores, restaurants, and entertainment

The Fourth Ward study area encompasses 91 acres which is comprised of two overlapping areas highlighted on Map 1 The first area is the 70 acre study area of the Redevelopment Plan, the second area is the Historic District which includes part of the Redevelopment area The Historic District contains 82 acres

REVIEW AND ANALYSIS OF FOURTH WARD REDEVELOPMENT PLAN

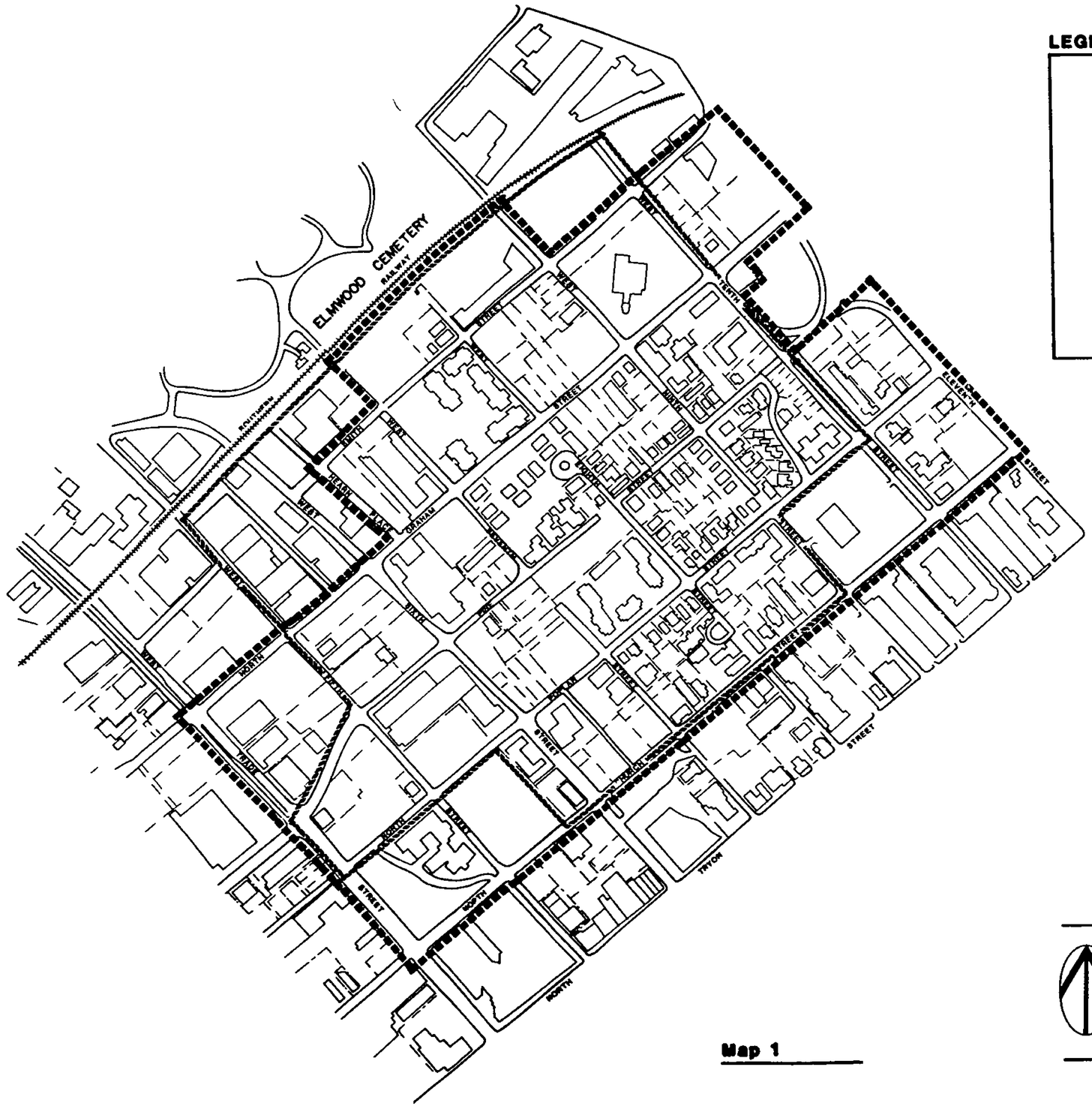
In 1976, the City Council adopted the Fourth Ward Redevelopment Plan It has been amended three times, in 1978, 1985, and 1986 The purpose of these amendments was to refine the strategies and design components of the plan The objectives of the Plan did not change The four objectives are

(1) To revitalize the neighborhood by eliminating blight
(2) To provide for sound economic development
(3) To stabilize land uses and property values
(4) To development an urban community containing all the social and economic necessities and amenities designed to provide a viable urban alternative to suburban living.

Over the last decade, the Redevelopment Plan has been successful in achieving many of the above objectives although additional improvements are still needed A brief review of these achievements will aid in understanding the additional strategies recommended in this plan

When the Fourth Ward Redevelopment Plan was approved in 1976, the need for over $5,000,000 in public improvements was identified To date, the City has spent over $2,790,000 in the Fourth Ward for park land acquisition, street closings and redesign, brick sidewalks, granite curbs, decorative pedestrian lighting, street trees, and public parking areas An additional $849,000 has been approved to provide amenities (brick sidewalks, street trees, decorative street

FOURTH WARD
AREA BOUNDARIES



LEGEND

Study Area Boundaries:

..... Historic District Boundary

--------- Redevelopment Plan Boundary

SCALE. 1" = 200'

0 200' 400' 800

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Map 1

lighting, and underground utilities) along Graham Street from West 7th Street to West 10th Street These funds will be used in conjunction with $200,000 of State Department of Transportation funding for the resurfacing and repair of Graham Street between West 7th Street to West 10th Street in 1989.

In the same year the Redevelopment Plan was approved, a number of other public actions took place to further the objectives of the Fourth Ward. These actions included the creation of the Historic District Commission, the designation of the Fourth Ward as a historic district, and the development of zoning provisions allowing mixed-uses within both residential areas and uptown districts.

The City Council created the Historic District Commission in 1976 to safeguard the City's heritage through the preservation of historic areas. The Historic District's Commission's primary responsibility was to identify and certify historic districts thereby preserving the cultural, social, and architectural history of the area. The Commission was empowered to conduct the design review and certification process on all new construction and major exterior renovation projects. This responsibility allowed the Commission to monitor the appropriateness of development in each district.

The 1976 designation of Fourth Ward as Charlotte's first Historic District ensured the preservation of the remaining structures and the streetscape. Map 1 highlights the boundaries of the historic district

As another part of the City's commitment to Fourth Ward, the Planning Commission developed and implemented new zoning provisions to allow innovative housing and mixed-uses in Fourth Ward as well as other uptown areas. Urban residential districts with liberal mixed-uses were created to fulfill this need. At lower densities the mixed-uses included a specific list of low-impact commercial and office uses limited to half the ground floor of a building. At higher densities the mixed-uses included most neighborhood commercial and office uses The uptown mixed-use district (UMUD) was created later, in 1984, to coordinate the development of retail and wholesale trade, business, professional and financial services, offices, hotels, convention and conference centers, merchandise markets, high density residential development, and parking This specific district also incorporated regulations designed to enhance the streetscape and pedestrian environment of proposed developments

Public support and commitment to Fourth Ward soon leveraged private investment dollars. A unique, low-interest loan program was begun in 1976 by a consortium of local financial institutions This group formed a private/public partnership with the City to extend home mortgage and rehabilitation loans in Fourth Ward to aid in the revitalization

The provision of underground utilities to the area east of Graham Street was another privately sponsored investment. This project, which was undertaken by Duke Power, has greatly enhanced the visual quality of Fourth Ward.

Overall, the majority of objectives in the Redevelopment Plan have been accomplished. A review of these objectives follows with a brief account of the achievement of specific strategies:

(1) Revitalize the neighborhood by eliminating blight

Deteriorated structures were either removed or rehabilitated, and additional residential structures with compatible architectural styles were relocated into the area. Once supplemented with new residential construction, the area quickly became a desired place to live and work.

A program of systematic code inspections was begun to bring all structures up to the standards set in the Plan.

(2) Provide for sound economic development.

The adopted Redevelopment Plan provides for the appropriate zoning categories to encourage commercial, office, personal, and professional services to locate in the Fourth Ward. Amenities such as brick sidewalks, granite curbs, decorative pedestrian lighting, and underground utilities enhance areas which are prime for new development or rehabilitation.

(3) Stabilize land uses and property value

The assessed value of property rose significantly from $6,500,000 in 1975 to over $65,000,000 in 1986 This ten-fold increase has generated City and County revenues in excess of $872,000 per year. Far greater than what was originally anticipated, these revenues will eventually repay the City's initial investment in Fourth Ward

(4) Develop an urban community with social and economic necessities and amenities. The following strategies were listed in the development Plan to accomplish this objective:

(a) Development zoning provisions for mixed-uses within predominantly residential areas.

The UR-10, UR-30, UR-50, UR-100, and UR-C zoning districts were created and adopted These districts were reclassified as UR-1, UR-2, UR-3, and UR-C in 1981 The UMUD classification was adopted in 1984.

(b) Reuse existing older housing through rehabilitation

Over $25,000,000, which represents 600 home mortgage and rehabilitation loans, has been extended in Fourth Ward.

(c) Construct new infill housing.

Appropriate urban residential zoning districts have encouraged the development of new housing in the Fourth Ward. New housing developments include The Arbors, Springfield Square, Graham Court Condominiums, Booth Garden Apartments, and Canterbury Court Apartments.

(d) Provide paved streets, public and private utilities, and pedestrian-scaled lighting.

Underground utilities and pedestrian-scaled lights have been installed in the Fourth Ward area to the east of Graham Street. Few of these amenities have yet to be placed west of Graham Street.

Street closings and the redesign of streets to limit non-local traffic have been accomplished. Sections of West 9th Street, West 8th Street, West 7th Street, and Pine Street have been closed to redirect non-local traffic out of residential areas. In addition, signs prohibiting truck traffic or non-local traffic along sections of West 10th Street and West 7th Street have been erected.

(e) Develop a multipurpose open space system to provide pedestrian access to all parts of Fourth Ward

Land for two parks, totaling over 3 acres was acquired by the City in Fourth Ward. Both parks are shown on Map 2.

(f) Separate pedestrian and vehicular traffic to the maximum extent possible.

Attractive brick sidewalks with granite curbs have been installed in the area east of Graham Street. Concrete sidewalks, in various states of repair, presently exist in the majority of remaining areas.

(g) Provide sites for commercial, personal, and professional services to serve the needs of residents

Several new businesses have taken advantage of the UR-2 and UR-C zoning categories which exist in Fourth Ward Alexander Michael's Restaurant and the Poplar Street Bookstore are two examples of businesses which directly benefit Fourth Ward residents Unfortunately, few other new businesses have chosen to take advantage of the diversity of uses which are permitted in these zoning districts.

Two public parking lots have been provided by the City for customers of neighborhood business establishments.

(h) Encourage minimum dependency on the automobile.

Fourth Ward, by its proximity to uptown, does allow residents that work uptown the option of walking to work. Residents can also walk to shops, art galleries, hotels, or to the public library or cultural center. Residents who do not work or choose to shop in the uptown area can commute to employment or shopping areas outside the uptown area.

FOURTH WARD

Existing Land Use Plan

Map 2

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Institutional
- Industrial
- Open Space/Public Parking
- Historic District Boundary
- Redevelopment Plan Boundary

SCALE: 1" = 200'

0 200' 400' 800'

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

(i) Encourage pedestrian scale, character, amenities, and design details to enhance to overall environment.

The creation of the Historic District Commission and the Fourth Ward Historic District ensured the preservation of the historic features in the area The Commission is empowered to review the scale and mass of all new buildings in Fourth Ward to make sure they are sensitive to the surrounding structures and the streetscape. The Commission also was given authority to review the exterior features and architectural design of new development, or significant rehabilitation, to ensure its compatibility with the neighborhood. In addition, all proposed development has to protect and preserve the quality and character of the existing environment, and be designed with a pedestrian scale and orientation in mind.

In summary, since the Redevelopment Plan was adopted, a great deal of progress has been made. Fourth Ward has become a unique community with nearby social and economic amenities: Discovery Place, Spirit Square, luxury hotels, art galleries, restaurants, and a thriving business community.

EXISTING CONDITIONS

Land Use

A summary of the land uses found in Fourth Ward are shown in Table 1.

TABLE 1
Land Use by Acreage and Percentage - 1986

Land Use	Acreage	Percent of Total
Residential	25	27%
Institutional	21	23%
Open Land	12	13%
Service	9	10%
Office and Retail	8	9%
Parking Lots	8	9%
Industrial/Manufacturing	5	6%
Recreational	3	3%
Total	91	100%

The Fourth Ward study area contains 91 acres of which 27% was classified as residential land in 1986. This represents 973 housing units: 114 single-family units or townhouses, 386 condominiums, and 473 apartments. The area's population is estimated to be 1,489 with an average household size of 1.53

The second largest category of land use is institutional land which represents 34% of the total area Within this category are the Salvation Army, Fire Station #4, First Presbyterian Church, and St. Mark's Center.

Vacant land is the third largest category of land use in the Fourth Ward Study area, representing 12 acres. As part of the Redevelopment Plan, a Land Use Plan was adopted as a guideline for revitalization. The most recent land use plan as amended through 1985, is shown on Map 2. This plan is a combination of existing and proposed uses, mostly in accord with the present zoning districts shown on Map 3.

Zoning

Over 68% of the Fourth Ward area, or 62 acres are zoned for residential uses. The four zoning districts allowing residential uses are:

UR-1	Permits single-family attached and detached units
UR-2	Allows single-family attached and multi-family units, as well as some non-residential uses
UR-3	Allows residential uses plus business and office uses
UR-C	Permits a diversity of residential, retail, office, recreational, and cultural uses

The purpose of these urban residential districts is to promote an environment of diverse uses at higher than normal densities and to encourage pedestrian activities, needs, and movement.

To strengthen the adjacent uptown area, 22 acres in Fourth Ward were rezoned from Business to Uptown Mixed-Use District (UMUD) in 1983 The mixed-use district permits and encourages coordinated development of retail, wholesale trade, business, professional and financial services, offices, hotels, convention and conference centers, merchandise markets, high density residential development, and parking All new buildings and developments in this district must plan to achieve a harmonious relationship with the pedestrian environment. The UMUD review process facilitates the coordination of these developments by stressing sensitivity to the pedestrian environment, urban design, open spaces, signs, and street furniture.

The remaining 7 acres in the study area are zoned industrial. Industrial areas are located on the perimeter edge of the Redevelopment area. The two industrial classifications are:

I-1	Permits light manufacturing and distribution of products at wholesale. The standards established for these areas are designed to promote sound, permanent light industrial development and also to protect abutting or surrounding residential areas from any undesirable aspects of the industrial development.

FOURTH WARD
Existing Zoning

Map 3

LEGEND

Urban Residential

- UR-1
- UR-2
- UR-3
- UR-C

Mixed Use

- UMUD

Industrial

- I-1
- I-3

- Historic District Boundary
- Redevelopment Plan Boundary

SCALE 1" = 200

0 200 400 800

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

I-3 Allows general commercial and industrial land uses, including manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals and a broad variety of specialized commercial and industrial operations.

Map 3 highlights the existing zoning in the Fourth Ward study area.

ISSUES AND PLAN PROPOSALS

The issues in Fourth Ward have been divided into three categories:

(1) Development west of, and along, Graham Street

(2) Continued development east of Graham Street

(3) Fourth Ward linkage to Elmwood Cemetery and Third Ward.

Specific recommendations are discussed under each section and highlighted on Map 4. Map 6 incorporates the following recommendations into a proposed Redevelopment Land Use Plan, Map 7 combines the zoning recommendations into a proposed Zoning Plan for Fourth Ward.

Development west of, and along, Graham Street

The Fourth Ward Redevelopment Plan has been successful in promoting residential development and creating a unique, prestigious community. Residential development, however has been slow to cross Graham Street. Similarly, the revitalization of warehouse and industrial areas also has lagged in this area Parcels ranging from an entire block to half a block are still undeveloped west of Graham Street.

Five reasons may contribute to this lack of new construction·

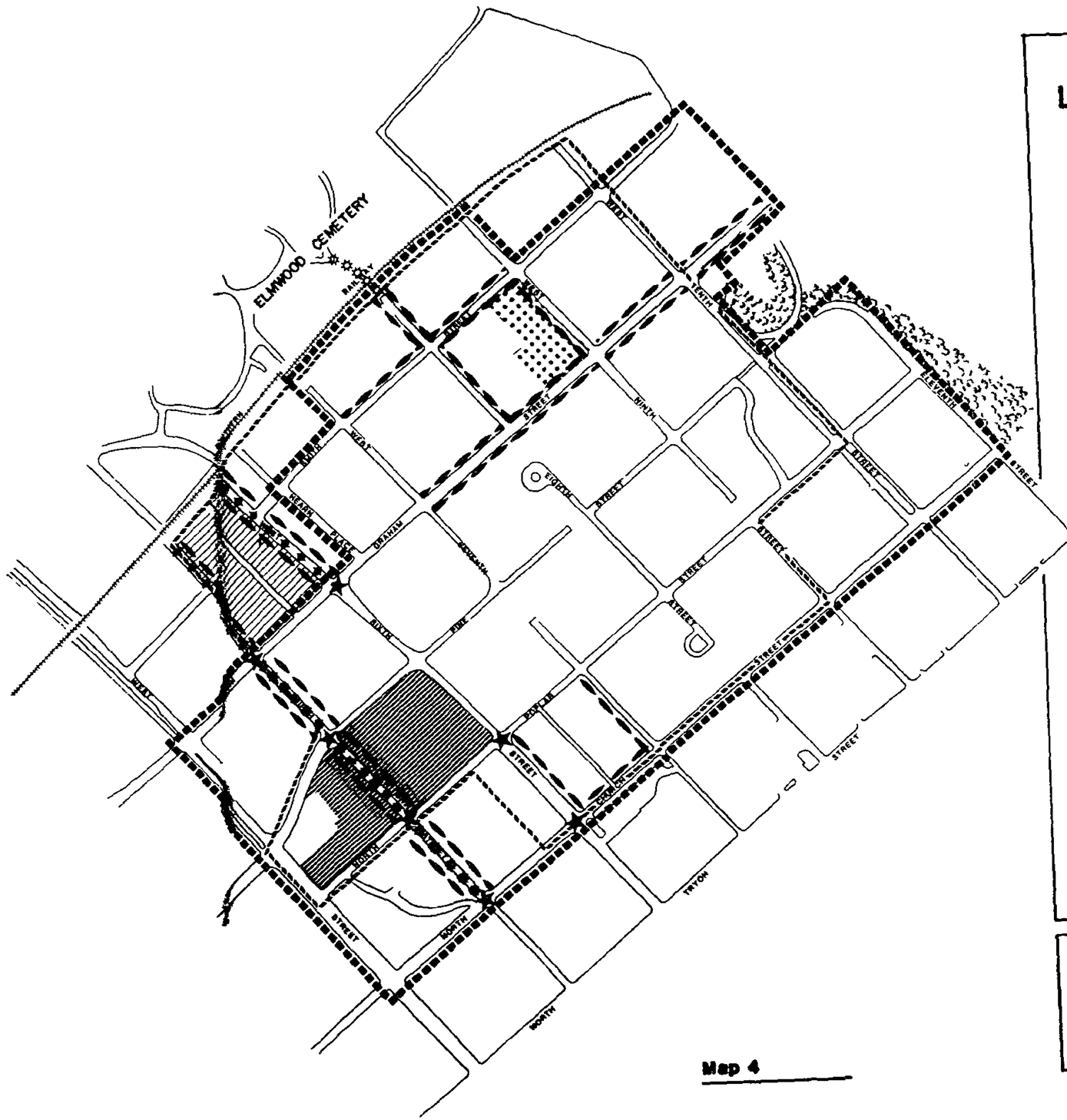
(1) Running parallel to Smith Street is the Southern Railway which is located between Elmwood Cemetery and Smith Street (see Map 3). Although trains generally travel at fairly slow speeds along this corridor, they do generate a moderate amount of noise. This noise may be a deterrent to new residential development on the blocks adjacent to the corridor

In addition to the noise problem, trains can be a safety hazard in residential areas.

(2) The area to the west of Graham Street still reflects much of the character of Fourth Ward prior to 1976. Pedestrian amenities such as sidewalks and curbs are broken, or lacking. Street trees, underground utilities, and pedestrian scaled lights are also nonexistent.

(3) High traffic volumes along Graham Street may also be a hindrance to development. On an average weekday, this volume reaches 11,500 vehicles per day. As a result, this corridor has essentially acted as a physical and psychological edge, or barrier, to Fourth Ward.

FOURTH WARD
Plan Recommendations


ELMWOOD CEMETERY
PARKWAY
WEST
TRYON
STREET
NORTH
BRADLEY
BRYANT
BOYLE
BOYLE
BOYLE

(4) The physical proximity of unattractive land uses is another hindrance to development. Warehouses, deteriorated structures, parking lots, and outdoor storage areas are not attractive neighboring uses for adjacent residential or mixed-use developments.

(5) The two blocks located between West 5th Street, West 6th Street, Graham Street, and the Southern Railway are presently zoned I-3. This zoning designation allows property owners to expand their businesses or construct other I-3 uses which may be considered inconsistent with the long-range land use goals of Fourth Ward. Additionally, reinvestment decisions by adjacent property owners or potential investors may be hampered by the uncertainty of future I-3 uses on these blocks.

The issue of insufficient parking during working hours in Fourth Ward has resulted in a parking sticker plan which is being considered by the City Council. In addition, the zoning ordinance revision should reflect more reasonable parking requirements for all UR and UMUD zoning districts to assist in relieving the problems found in Fourth Ward.

Recommendations

- Provide effective means to shield new development from the noise and safety hazards associated with the railway. This can include, suitable buffers, landscaped earth berms, walls, fences, and dense plantings

- Provide means to shield automobile and truck traffic noise from new developments along Graham Street. This can include suitable walls, fences, or buffer areas with dense plantings.

- Screen existing, unsightly uses from new development with the use of suitable berms, walls, fences, or buffer areas of dense plantings.

- Enhance the Graham Street corridor by resurfacing Graham Street between West 7th Street and West Trade Street and providing brick sidewalks, pedestrian scale lighting, underground utilities, and street trees. The continuation of this streetscape and improvements south to West Trade Street is essential to tie the west and east sections of Fourth Ward together, as well as to finish the improvement project funded on Graham Street from West 7th Street to West 10th Street.

- Extend brick sidewalks, curbs, street trees, decorative pedestrian lighting, and underground utilities into the area west of Graham Street. The provision of these amenities will increase developer confidence in the future of these blocks, as well as enhance the image of the area.

A continuous design theme for pedestrian areas is important in strengthening property values and the image of Fourth Ward. Map 4 highlights the fourteen block sections west of, and along, Graham Street which are recommended for brick sidewalks, red maples, and pedestrian lighting within the next 10 year period While some of these improvements will be financed publicly, the majority of improvements are anticipated to

be financed privately when properties are improved Developers are expected to enhance their property in accord with the standards and design recommendations of the Redevelopment Plan and the Charlotte Uptown Streetscapes Plan, which details streetscape requirements throughout all uptown districts. It should be noted that public expenditures for these improvements will have to compete with other capital needs in the community for funding.

Historically it has been the public sector's responsibility to provide street lighting in Charlotte neighborhoods. It is anticipated that the primary responsibility for street lights will remain with the public sector in the future and that future uptown street lights will follow the recommendations as prescribed in the Charlotte Uptown Streetscapes Plan. Similarly, the City has been responsible for the maintenance of trees and landscaping in the public right-of-way. The Charlotte Uptown Streetscapes Plan created a master tree planting plan for uptown. This plan includes a cooperative effort between both the public and private sectors. For those areas zoned UMUD, street tree recommendations will be implemented through the development process according to the approved streetscape plan provision in the UMUD ordinance.

The UR districts have also been amended to require streetscape improvements through the development process.

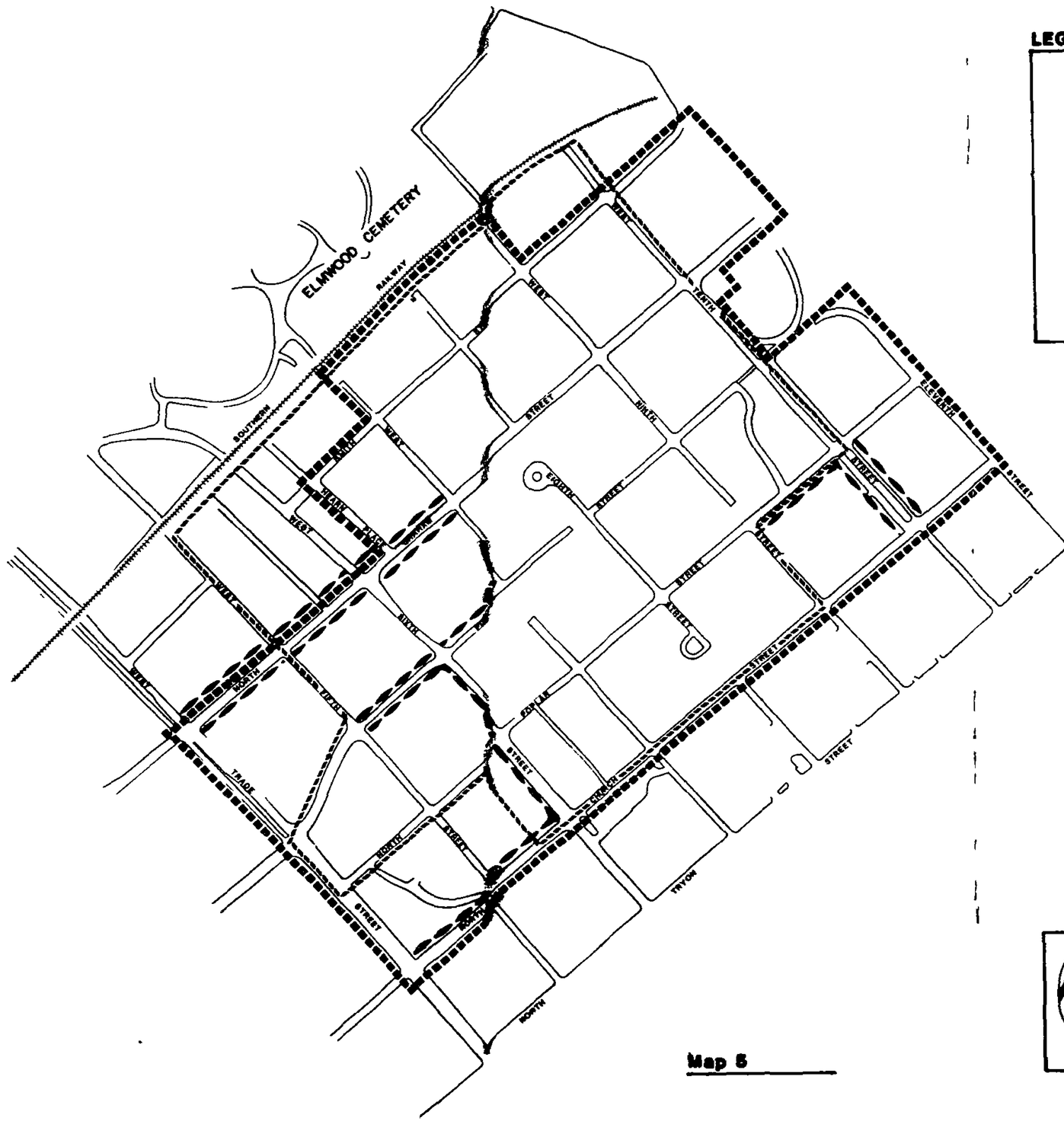
The Charlotte Uptown Streetscapes Plan recommends removing on-street parking along West 5th Street and West 6th Street between the Southern Railway and Graham Street Once removed, the provision of a 5'-6' brick sidewalk area and 5'-6' planting strip are recommended to enhance the pedestrian environment and improve pedestrian connectivity between Third Ward and Fourth Ward The staffs of the Planning Commission, City Engineering Department, and City Department of Transportation will convene a meeting within the next two months to develop a cross-section of these streets. When a plan is agreed upon, a process to implement the design plan will be developed.

Map 5 highlights ten additional block sections which should be evaluated for the same improvements beyond the ten year time period. These sections are all along Graham Street Again, it should be noted that public expenditures for these improvements will have to compete with other capital needs in the community for funding

- Rezone the two blocks between West 5th Street, West 6th Street, Graham Street, and the Southern Railway form I-3 to UMUD. The UMUD classification has had positive, beneficial effects in the Fourth Ward. Street trees, screening and better building design have resulted from these regulations. The rezoning of these blocks will prevent the expansion of existing uses or the construction of new I-3 uses which may be in conflict with the Redevelopment Plan objectives. Map 4 highlights the two blocks recommended for rezoning.

  Update the Redevelopment Land Use plan to reflect this zoning change by changing the land designation from "Industrial" to "Mixed Use" as on Map 4.

FOURTH WARD
Future Sidewalk Evaluation



LEGEND

Sidewalks to be evaluated beyond 10 year period

SCALE 1" = 200'

0 200' 400' 800'

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Map 5

- Update the Redevelopment Plan's designated land use for the half block south of West 9th Street, between Smith Street and Graham Street form "Medium Density Residential" to "Mixed Use" to reflect uses consistent with the zoning designations of each parcel. Map 4 highlights this area.

Continued Development east of Graham Street

The Redevelopment Plan has resulted in many improvements east of Graham Street. There are, however, some areas which lack amenities such as brick sidewalks, pedestrian lighting, underground utilities, and street trees.

The current zoning districts need to be reviewed for consistency with currently plans. In particular, the block bound by West Trade Street, Poplar, Pine, and West 5th Street is presently occupied by the Peace Building and Trust Systems, which are both zoned UMUD. The remaining portion of the block is zoned UR-3, and is presently used as a parking lot by First Presbyterian Church. A reevaluation of the zoning designation of this UR-3 parcel is needed because not only are the three blocks immediately surrounding this block zoned UMUD, but also so are the two adjacent parcels.

The block bound by West 6th Street, West 5th Street, Poplar, and Pine should also be reevaluated for rezoning from UR-3 to UMUD. Again, surrounding blocks are zoned UMUD or are recommended for such zoning.

Recommendations

- Continue upgrading the area by extending brick sidewalks, pedestrian scaled lighting, and street trees (red maples) in the areas which still lack these amenities. Map 4 highlights ten block faces east of Graham Street which are recommended for these amenities within the next 10 years While some of these improvements will be financed publicly, the majority of improvements are anticipated to be financed privately when properties are improved. Developers are expected to enhance their property in accord with the standards and design recommendations of the Redevelopment Plan and Charlotte Uptown Streetscapes Plan. It should be noted that public expenditures for these improvements will have to compete with other capital needs in the community for funding.

  Historically it has been the public sector's responsibility to provide street lighting in Charlotte neighborhoods It is anticipated that the primary responsibility for street lights will remain with the public sector in the future and that future uptown street lights will follow the recommendations as prescribed in the Charlotte Uptown Streetscapes Plan. Similarly, the City has been responsible for the maintenance of trees and landscaping in the public right-of-way. The Charlotte Uptown Streetscape Plan created a master tree planting plan for uptown. This plan includes a cooperative effort between both the public and private sectors. For those areas zoned UMUD, street tree recommendations will be implemented through the development process according to the approved streetscape plan provision in the UMUD ordinance.

  The UR districts have also been amended to require streetscape improvements through the development process.

- Reduce the excessive pavement on West 5th Street between Church Street and Graham Street to a standard two-lane street and provide brick sidewalks, curb, pedestrian scale street lights, and red maples. The Charlotte Uptown Streetscapes Plan recommends widening the sidewalks from the current 5'-6' to 8'-10' to enhance the pedestrian environment, particularly on the section bordered by the historic First Presbyterian Church and Settlers Cemetery. Utilities should be buried underground when these improvements are made. Map 4 details this recommendation. Again, it should be noted that public expenditures for these improvements will have to compete with other capital needs in the community for funding.

  The staffs of the Planning Commission, City Engineering Department, and City Department of Transportation will convene a meeting within the next two months to develop a cross-section of this street. When a plan is agreed upon, a process to implement the design plan will be developed.

  Map 5 highlights 15 additional blocks which should be evaluated for these amenities beyond the 10 year time period. Public expenditures for these amenities will have to compete with other capital needs in the community for funding.

- Provide natural tree and shrub plantings of evergreen and deciduous trees along the Brookshire Freeway and within the Graham Street interchange to buffer and screen Fourth Ward from the freeway. Map 4 illustrates the placement of this buffer which is expected to be implemented by the public sector.

- Improve seven pedestrian crossings along West 6th Street and West 5th Street. Improvements include pedestrian signals, paved or painted crosswalks, and handicap ramps. Map 4 details the specific intersections needing these improvement.

- Eliminate the abandonment of Pine Street from West 8th Street to West 7th Street This street should not be vacated for fire and safety reasons The Redevelopment Plan should be amended to include this revision

- Rezone the block bound by West Trade Street, Poplar, Pine, and West 5th Street from UR-3 to UMUD The UMUD classification has had positive, beneficial effects in the Fourth Ward. Street trees, screening, and better building design have resulted from these regulations. The rezoning of this block to the UMUD designation will result in the option for more appropriate uses in an area surrounded by parcels and blocks also zoned UMUD.

  The designation of this block should be changed on the Redevelopment Land Use Map from "High Density Residential" to "Mixed Use".

- Rezone the block between West 6th Street, West 5th Street, Poplar, and Pine from UR-3 to UMUD. The rezoning of this block to the UMUD designation will result in the option for more appropriate uses in an area surrounded by other UMUD designations.

  The designation of this block should be changed on the Redevelopment Land Use Map from "High Density Residential" to "Mixed Use".

Fourth Ward Linkage to Elmwood Cemetery and Third Ward

The Southern Railway creates a pedestrian barrier to Third Ward and Elmwood Cemetery

Recommendations

- o Promote the use of Elmwood Cemetery by improving pedestrian access across the Southern Railway at West 8th Street This requires the removal of the existing guardrail traffic barrier at West 8th Street and the design of an acceptable, safe, pedestrian crossing which prohibits vehicular traffic, but encourages pedestrian movement.

  The pedestrian crossing will also improve circulation between Third and Fourth Wards This recommendation is supported in Charlotte Uptown Streetscapes

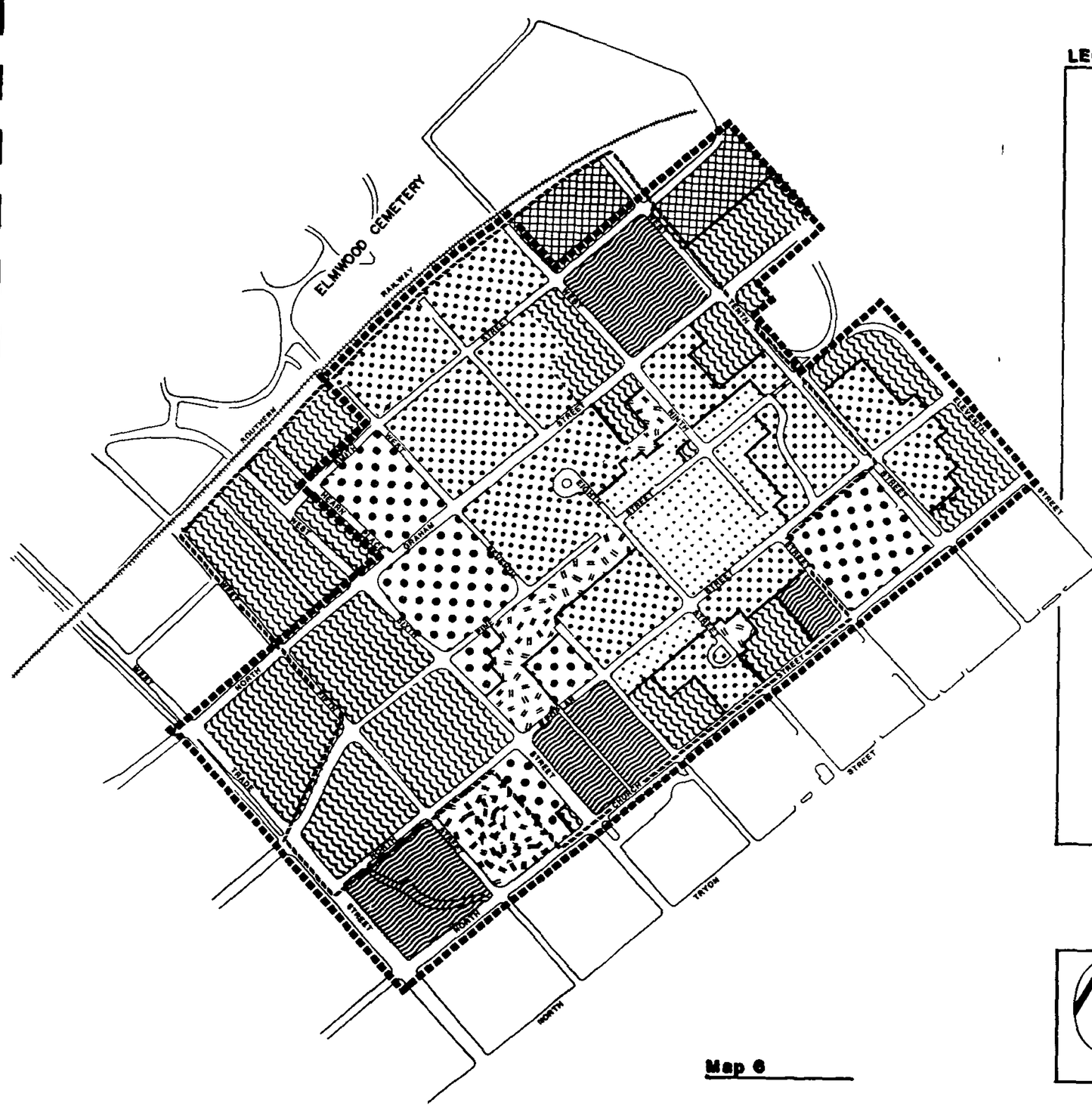
PLAN IMPLEMENTATION

The first step in implementing this plan is to prepare a fourth amendment to the Redevelopment Plan This amendment should be undertaken by the Department of Community Development The recommendations included in this plan should become a part of the amended Redevelopment Plan

Once an amendment is approved by City Council, the Department of Community Development and the Planning Commission can initiate the rezoning recommendations

A periodic review of the progress made towards obtaining the objectives and strategies for Fourth Ward should be undertaken by the Planning Commission

FOURTH WARD
Proposed Land Use Plan



LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Institutional
- Industrial
- Open Space/Public Parking
- Historic District Boundary
- Redevelopment Plan Boundary

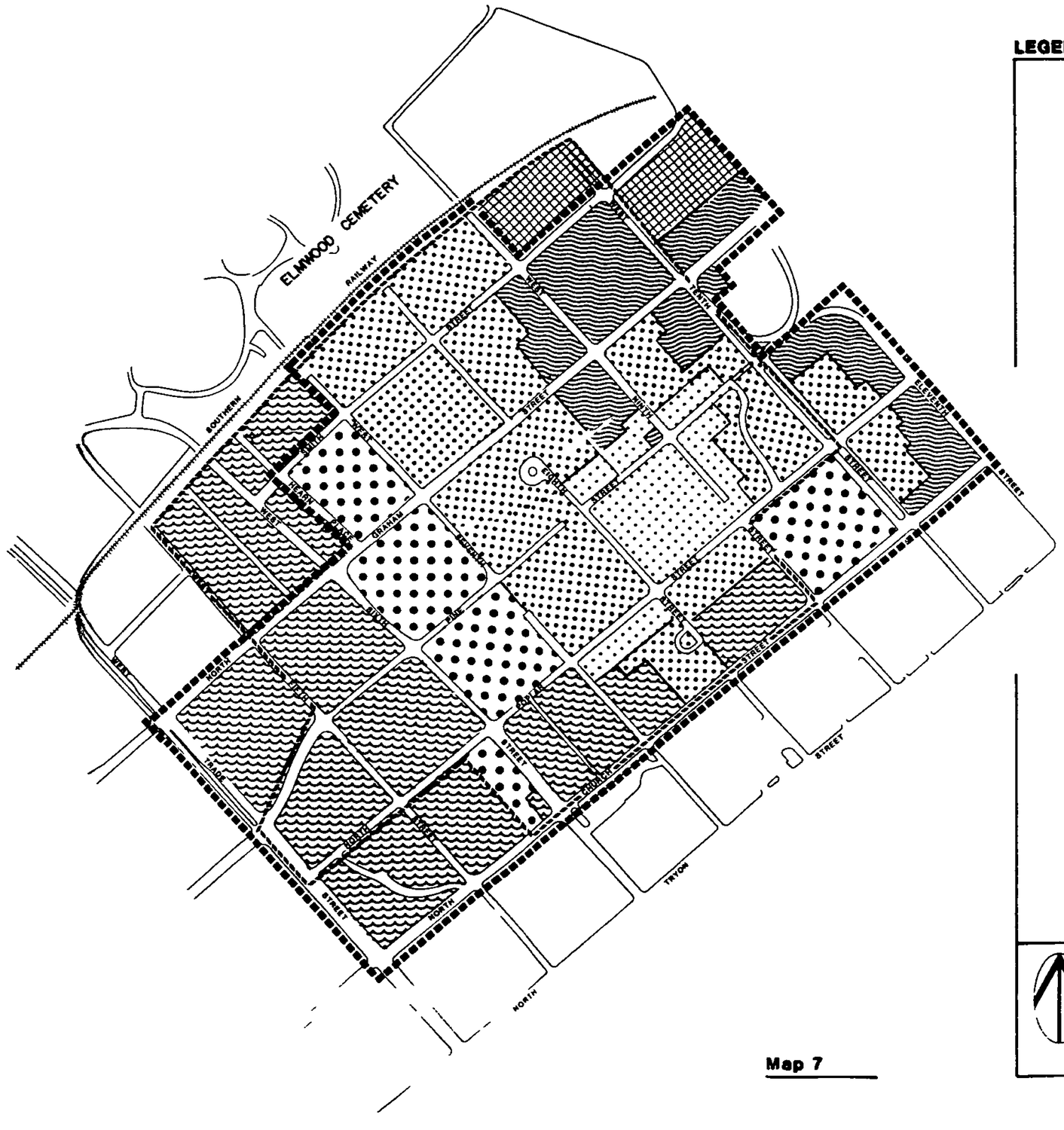
SCALE. 1" = 200'

0 200' 400' 800'

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Map 6

FOURTH WARD
Proposed Zoning



Map 7

LEGEND

Urban Residential

- UR-1
- UR-2
- UR-3
- UR-C

Mixed Use

- UMUD

Industrial

- I-1

- Historic Distict Boundary
- Redevelopment Plan Boundary

SCALE 1 =200

0 200 400 800

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

summary changes

2(4)

SUMMARY PROPOSED CHANGES
WEST MOREHEAD REDEVELOPMENT PLAN
AMENDMENT NO. 4

PROPOSED CHANGES

The purpose of this amendment is to revise the West Morehead Redevelopment Plan to incorporate by reference the recommendations of the West Morehead Special Project Plan. The Special Project Plan is intended to serve as a comprehensive update to the Redevelopment Plan last amended by City Council on February 8, 1987 and as the guide for future land use and development in the West Morehead Area.

Specifically, the West Morehead Redevelopment Plan will be revised as follows:

(1) The text and maps of the Special Project Plan will be incorporated by reference into the West Morehead Redevelopment Plan as Exhibit B.

(2) The text of the existing Redevelopment Plan, will be revised to reference the Special Project Plan where appropriate.

(3) Map No. 3 Future Land Use and Map No. 4 Proposed Zoning Changes contained in the Special Project Plan, will serve as the updated land use and zoning maps in the Redevelopment Plan.

(4) All subsequent actions by City Council to rezone land other than that recommended on Map No. 4 in the Special Project Plan will constitute a future amendment to the redevelopment plan for West Morehead. The public hearing required for the rezoning will also serve as the hearing required for amending a redevelopment plan. Notice of such hearings will be advertised in accordance with North Carolina Redevelopment Law in addition to public notice requirements for rezonings.

Revised 9/28/87

WEST MOREHEAD

SPECIAL PROJECT

DRAFT

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

September, 1987

August, 1987

WEST MOREHEAD TARGET AREA

INTRODUCTION

In February, 1976, a redevelopment plan was approved for the West Morehead Community Development Target Area. At that time, the West Morehead Target Area was described as a "blighted area predominantly residential in character, and considered eligible for clearance and redevelopment activities," i e , Urban Renewal

Since 1976 the complexion of this area has changed dramatically, primarily in conformance with the redevelopment plan There have also been areas plans approved since that time that include portions of the target area. Two area plans have been completed and adopted that overlap this study area These area plans are the Uptown Streetscape Guidelines and the West Morehead Special Project Plan The Uptown Streetscape Guidelines identified streetscape improvements within the study area north of I-277 in a context that considered the entire Uptown area. The West Morehead Special Project Plan concentrated on the industrial area of Uptown north of I-277 and west of Mint Street Recommendations focused on corrective rezonings, infrastructure improvements and a marketing strategy for reinvestment in that area This analysis examines the original objectives of the redevelopment plan and the recommendations of applicable area plans, against the existing land use and zoning conditions of the West Morehead Target Area

The West Morehead Target Area is generally bounded by Tryon Street, Stonewall, Cedar Street, Palmer Street, Mint Street and West Park Avenue A map of the study area is shown on the following page.

WEST MOREHEAD

Map 1

EXISTING CONDITIONS

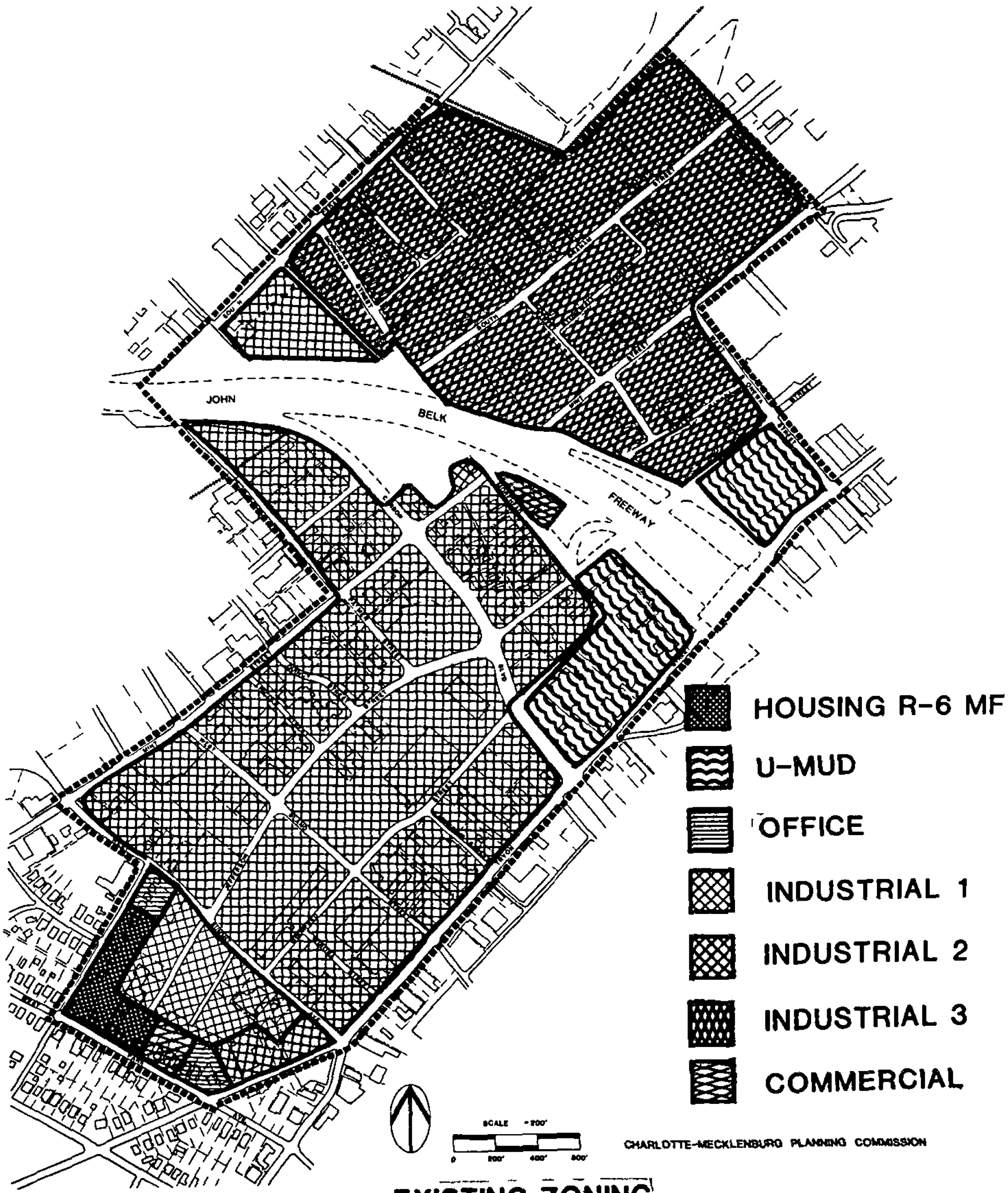
A review of the existing conditions in the West Morehead Target Area included an analysis of land use, zoning and transportation improvements. Map 2 shows the existing zoning and also identifies the future roadway network as it relates to the I-277 project.

Existing land use in the target area indicates that the primary land use objectives of the redevelopment plan have been achieved. New industrial development has taken place successfully in the southern portion of the study area under the guidance of the Community Development Department In fact, only one small parcel remains to be disposed of by the Community Development Department for redevelopment according to the plan. New development and redevelopment is also taking place north of I-277 in accordance with the redevelopment plan.

The existing zoning pattern in this study area is predominantly industrial (I-1, I-2 and I-3) with some U-MUD zoning and a mixture of multi-family, office and general business zoning within the only area earmarked for residential land use Existing zoning is shown on Map 3

The alternative chosen and being constructed for the I-277 project differs from the alternate indicated on the original redevelopment plan This has specific implications on the access to this area from I-277 and the development potential for the land left between I-277 and Carson Boulevard (formally Independence Boulevard). Carson Boulevard will be the first exit from I-277 to this area giving it very high profile as an entry into West Morehead and Uptown Charlotte.

WEST MOREHEAD



EXISTING ZONING

Map 2

REVIEW OF THE EXISTING REDEVELOPMENT PLAN

The goal of the West Morehead Redevelopment Plan was "to remove conditions which have created, contributed to, or perpetuated the decline of the redevelopment area, to provide physical improvements, and to encourage redevelopment of compatible land uses, so as to ensure the long-term maintenance of a sound nonresidential area related to Downtown Charlotte, nearby."

Two primary objectives were developed to achieve the goal stated above. Summarized, these objectives were:

A. "To reverse the internal physical and social decline and to eliminate the external adverse influences which threaten the redevelopment area "

This objective was to be accomplished by razing substandard areas and reassembling land into meaningful parcels to facilitate development Capital improvements such as street and storm drainage improvements and regulatory controls such as zoning changes were also identified as necessary steps toward reaching the goal

B. "To create an integrated industrial area south of Independence Boulevard."

The construction of streets built to industrial standards and the clearing of pockets of dilapidated residential structures were necessary to implement this objective. Adequate reuse parcels could then be assembled for redevelopment with access to major road systems.

Accompanying the specific objectives, the redevelopment plan also established standards for new development and redevelopment including site design, landscaping, permitted uses as well as other general regulations and controls. These standards and controls were used by the Community Development Department for review and approval of developments in the area.

The West Morehead Redevelopment Plan has been successful in accomplishing it's land use objectives for that area Industrial development, seeded by the redevelopment plan, continues to occur in this area as the market has been strengthened Therefore, it appears that the basic land use foundation of the plan is sound However, there are some areas in the plan that could be enhanced by reflecting changes in the transportation system, strengthening site design standards, applying more applicable zoning, and identifying streetscape improvements.

ISSUES AND PLAN PROPOSALS

Streetscape

Opportunities for streetscape improvements is one area that was overlooked in the original redevelopment plan. Since that time, an Uptown Streetscape Plan was developed by the Planning Commission that recommended improvements within the study area to enhance the visual quality of the street and the pedestrian environment. The I-277 project also offers new opportunities for streetscape improvements and these recommendations are expressed below.

Recommendations

1. Reduce excessive pavement width on Carson Boulevard and provide for wide planting strips to be planted with large maturing trees

   Carson Boulevard will no longer require the multi-lanes that it has today once I-277 is completed However, as the first exit from I-277 it will now become a bonafide "Gateway" to West Morehead and Uptown Extensive landscaping and reduction of pavement width would create a strong positive visual image for this corridor

   Alternatives to accomplish the landscaping and pavement reduction to be evaluated in the design of the project include:

   A. Enlarging the planting strips between curb and sidewalk on both sides of the road.

B Reduce the pavement width all on the north side of Carson Boulevard to increase the size of developable land.

C. A planted median in the center of Carson Boulevard.

2. Continue elements of the Tryon Street Mall Tree Planting Program along South Tryon to Summit Avenue. (This does not include the paving and transit elements of the transit mall.) The overhead utility lines in this area should be buried and outdoor advertising signs should be prohibited to complete the image of Charlotte's "Signature" street

3. Implement the following streetscape recommendations from the Uptown Streetscape Plan.

A. Reduce excessive pavement width on South Cedar Street and provide 6' sidewalks and 8' planting strips with Willow Oak trees.

B Provide special landscaping treatment, crosswalks and pedestrian signals at West Morehead and South Cedar Street intersection.

C. Enhance West Morehead Street with 6' sidewalks and planting strips planted with Willow Oaks

D. Extend the Transit Mall to I-277.

E. Provide minimum 8' sidewalks and 6' planting strips along South Mint Street from I-277 to West 2nd Street.

F. Remove on street parking and provide 8'-10' sidewalks and planting strips along West 1st Street between Church and Tryon Streets.

G Provide minimum 6' sidewalks and 6' planting strips on South Graham Street.

H. Provide naturalized plantings of evergreens and deciduous trees along I-277.

I. Bury all overhead utilities and eliminate outdoor advertising.

J. Utilize the abandoned Piedmont-Northern Railroad corridor as a pedestrian greenway.

ZONING

Several corrective rezonings included in the original redevelopment plan were never implemented. These were primarily in the residential areas along Southwood and West Park Avenues. The rezonings were designed to protect the residential area by rezoning the properties from B-2 and 0-6 to R-6MF. The basis of this recommendation is sound but the rezonings should be to single family to reflect the actual land use

Recommendation

1. Rezone properties along Southwood Avenue and West Park Avenue from R-6MF, B-2 and 0-6 to R-9 single family

2 Rezone I-2 properties along South Tryon between Summit Avenue and West Park Avenue to I-1 as per the original redevelopment plan.

The redevelopment plan requires a 10 foot buffer area between residential and nonresidential uses that included either a 6 foot fence (75% solid) or a dense planting screen This requirement should be strengthened to ensure a compatible relationship between the different land uses.

Recommendation:

3. Require a minimum 25 foot buffer area between nonresidential and residential uses that includes a 100% solid fence or wall supplemented by dense landscaping.

Because of the alternative chosen for construction for I-277, the blocks between I-277 and Carson Boulevard have great potential for redevelopment To ensure proper site design along this gateway additional regulatory controls are recommended. This applies to the South Tryon Street corridor as well

Recommendation.

4. Rezone the properties bounded by I-277, Carson Boulevard, and South Tryon from I-2 and I-3 to U-MUD.

5. Rezone I-3 properties north of I-277 to U-MUD as shown on Map 4. (This reflects a recommendation of the West Morehead Special Project Plan adopted in November, 1985)

LAND USE

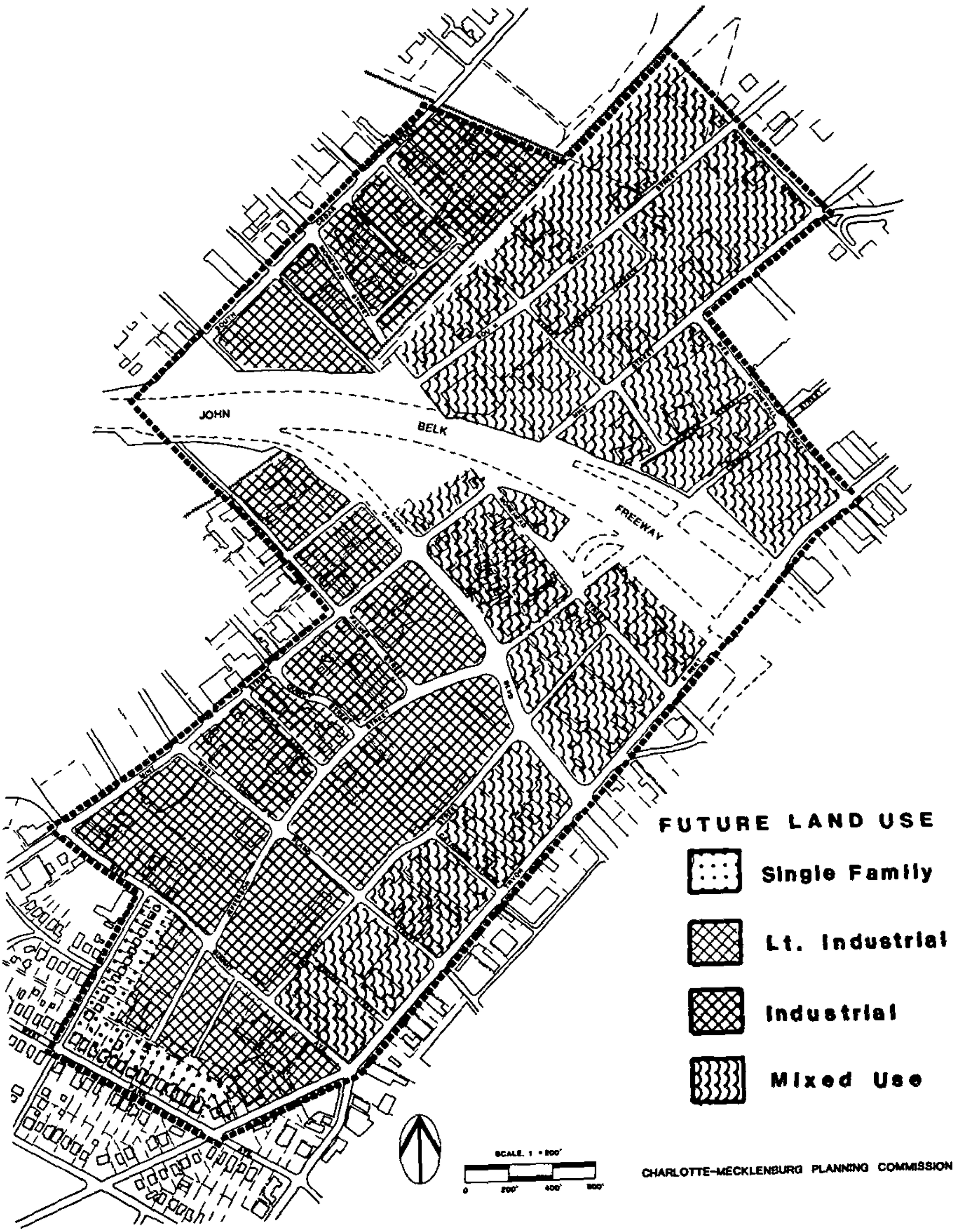
As stated earlier the basic land use concepts for the West Morehead redevelopment area appear sound A mixture of industrial, office and commercial with a proper relationship to residential land use in the Wilmore neighborhood should be the continuing general land use pattern for the area One specific area of concern is the South Tryon Corridor from Carson Boulevard to Summit Avenue The original plan calls for general industrial uses which may not be an appropriate land use character for a primary gateway such as South Tryon Street.

Recommendation

1. The land use future for this area should be office and retail frontage while allowing light industrial uses to the rear of the property.

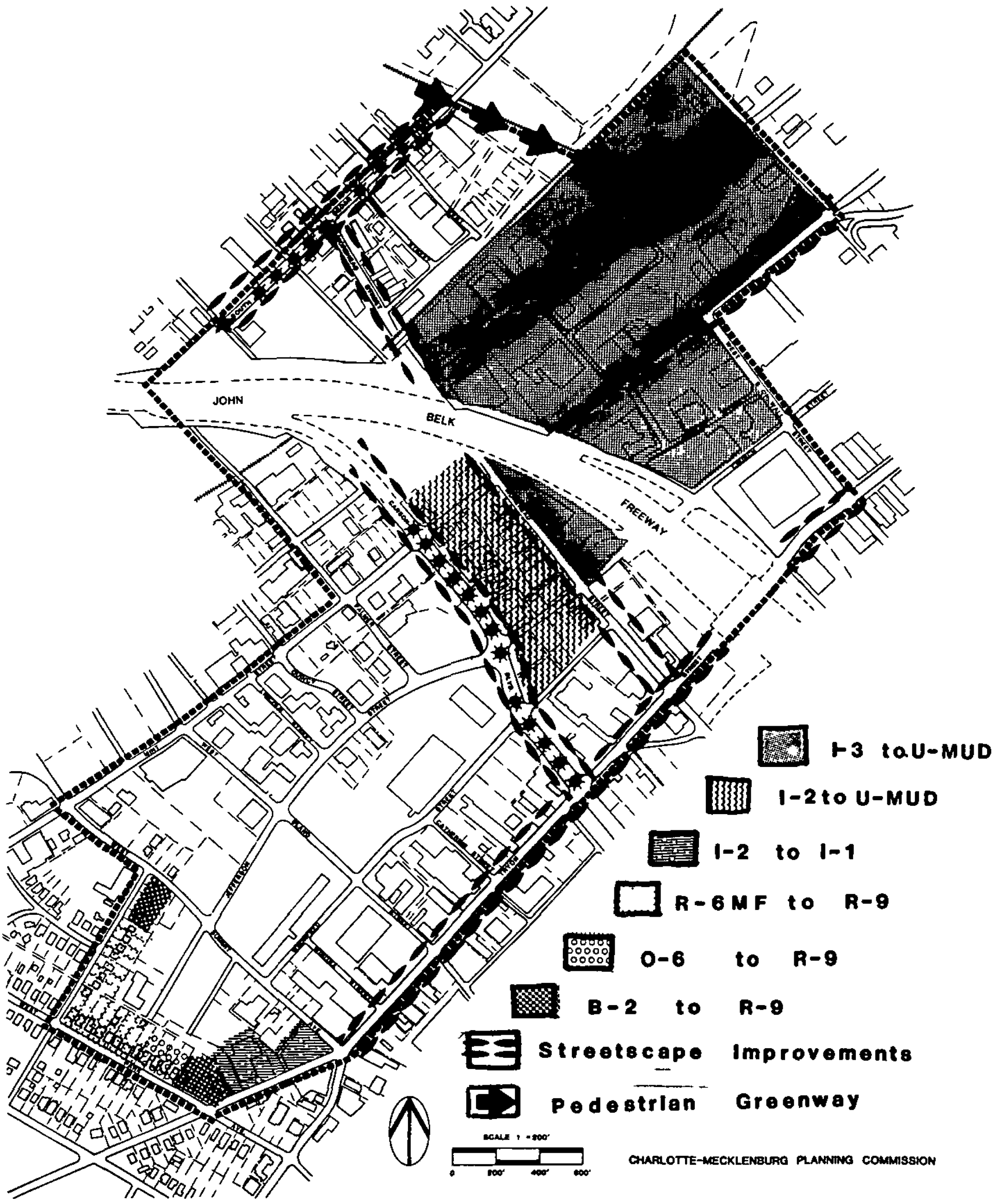
As redevelopment occurs, emphasis should be placed on the development's relationship and consistency with the streetscape plan. The buildings should be designed for a pedestrian orientation and not exceed three stories to transition into the higher density development in the uptown area.

WEST MOREHEAD



Map 3

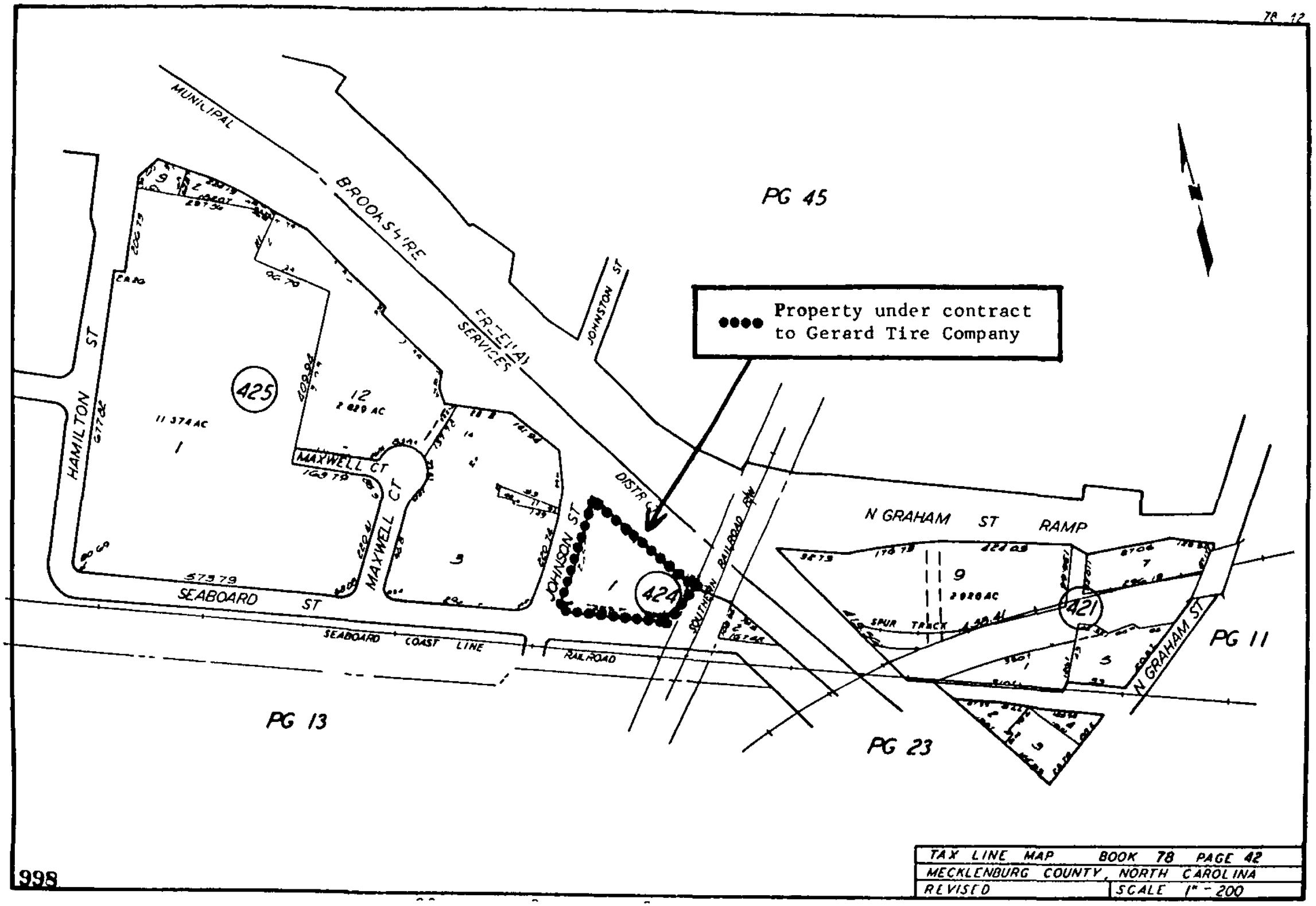
WEST MOREHEAD



Map 4

CONCLUSION

The recommendations herein will complete and reinforce the West Morehead Redevelopment Plan. This plan also establishes coordination of the streetscape improvements, zoning framework and land use patterns reflected in overlapping and adjacent area plans. Once adopted, the West Morehead Redevelopment Plan should be amended to reflect these recommendations and to establish consistency among the various planning efforts.


PG 45
Property under contract to Gerard Tire Company
MUNICIPAL
BROOKSHIRE
FREEWAY
SERVICES
JOHNSTON ST
HAMILTON ST
425
11.574 AC
12
2.820 AC
MAXWELL CT
MAXWELL CT
JOHNSON ST
DISTR
SOUTHERN RAILROAD
N GRAHAM ST RAMP
9
2.020 AC
SPUR TRACK
421
7
5
N GRAHAM ST
PG 11
SEABOARD ST
SEABOARD COAST LINE RAILROAD
424
PG 13
PG 23
TAX LINE MAP BOOK 78 PAGE 42
MECKLENBURG COUNTY, NORTH CAROLINA
REVISED
SCALE 1" - 200
998

#3

4a

Community Development and Housing Committee

Executive Summary
September 24, 1987

The Community Development and Housing Committee of the City of Charlotte, North Carolina met in committee session on Thursday, September 24, 1987, at 4:00 p.m. in the third floor Conference Room of City Hall with Ron Leeper presiding and the Committee members Charlie Dannelly, Gloria Fenning, Cyndee Patterson, and Pam Patterson in attendance. Also in attendance were:

Tom Finnie, Deputy City Manager
Julie Burch, Assistant City Manager
J. Walton, Community Development Director
Patty Davis, Community Development
George Elam, Community Development
Andrea Sturm, Community Development
Jane Burts
Barbara Moore
Julia Moore
Allison Rice
Clara Steele

Chairman Ron Leeper called the meeting to order and acknowledged the presence of a quorum.

The first item on the agenda was a proposed amendment for the Local Option Relocation Assistance Policy.

There are three basic options available to deal with the referenced type of displacement.

1) Change the Local Option eligibility guidelines to include all persons displaced, if they meet the criteria,

2) Give participants only advisory service and access. (No financial assistance),

3) Provide no assistance.

Councilmember Dannelly commended staff for a clearly presented report, and recommended approval of this item. The Committee approved with the option to adopt a resolution to change the Local Option eligibility guidelines to include persons displaced by locally-funded capital improvement projects as an eligible class if they meet the low-moderate income guidelines thereby entitling them to the same advisory service and financial assistance that other displaced residents are receiving, as long as Community Development funds are available.

The second item on the agenda was a discussion on modifications to the Community Development Standard Rehabilitation Loan and Grant Program.

A. Current Program Guidelines

1. Loans up to $50,000 and grants up to $20,000 for a single-family structure may be made according to the following criteria:

   a. grants for persons 74 years old with family incomes not exceeding 50% of the local median family income;

   b. deferred payment loans for persons with family incomes not exceeding 50% of the local median family income;

   c. 3% interest loans for persons with family incomes not exceeding 80% of the local median family income;

   d. 9% interest loans for absentee-owners when the unit or a majority of the units is occupied by lower to moderate income households;

   e. 3% interest loans for an approved non-profit housing association or corporation.

B. Proposed Program Changes

1. Declining Federal funding for housing programs and gaps left by private financing, necessitate modifications of current program as follows:

   a. provide grants up to $7,500 only for the elderly or disabled with incomes below $11,000 with any rehabilitation costs needed beyond that amount provided by a loan or deferred payment loan based on 35% of household income,

   b. reduce the number of 100% deferred payment loans by deferring only that portion of the loan which is beyond the ability to pay,

   c. make loan payments more equitable for all borrowers by basing payments and interest rates of 0-3% on what is affordable within a guideline of 35% of net effective income for housing costs,

   d. provide loans to investor-owners at an interest rate 2% prime rate, giving a greater incentive for owners to obtain loans,

   e. provide emergency loans for quicker response to correct housing conditions which are a threat to life, health or safety, such as no heat, electricity, problems of wiring or roofing, etc.

   f. make handicap modifications an eligible expense and provide tenant loans and grants for handicap modifications, thus making such modifications a regular part of the rehabilitation program. (Metrolina Independent Living Center handles modifications for handicapped and always exceeds their appropriation). This

application is on a first-come, first-serve basis, and funds of $2.5 million will probably run short by April, but if this request is approved, CD will not be coming back to Council for a separate contract.

g. provide home purchase loans (currently not available) for first-time buyers that are low to moderate income families who wish to become homeowners. Two programs under the Home Ownership Program are:

1. Home Purchase Program - allows for a first-time owner to obtain funds to rehabilitate and get private financing

2. Urban Homesteading Program - allows for boarded-up structures to be acquired through existing repossessed FHA/VA or private agencies to be inspected and renovated

Committee recommended in both programs some "sweat equity" in the form of work in non-coded items, such as painting, general clean-up, etc. not necessarily money for down payment.

h. provide replacement housing loans, grants or other affordable housing alternatives for owner-occupants in targeted neighborhoods whose dwelling conditions make rehabilitation ineffective and not cost efficient.

i. raise loan limits to $60,000 in order to allow acquisition for rehabilition, relocation of dwellings for rehabilitation, and home purchase loans, consistent with City/County tax decreasing our grant to a maximum of $7,500, increasing our loan/grants or combination to a maximum of $60,000, and minimum assistance $1,200. Average is $14-15,000.

Councilmember Dannelly had to leave the meeting but stated that he would concur with whatever the Committee decided, unless they voted against it, if so he asked to be called.

j. increase the loan term from 20 years up to 30 years so long as the term does not extend past the expected economic life of the property,

k. delete the forgiveness provision of deferred payment loans and keep the lien in force until ownership of the property changes,

l. make water and sewer extensions and water meters an eligible cost, and

m. make title search fees and credit reports which are a cost to the department an eligible expense to be charged to the loan.

2. Eligible Costs

New types of loans/grants:

a. Acquisition of vacant, substandard or boarded-up units for rehabilitation and/or urban homesteading

b. Relocation of units to new sites for rehabilitation (i.e. Independence or airport areas)

c. Historical preservation

3. Other Policy changes

Requires that rehabilitation shall result in a minimum economic life expectancy of at least 20 years.

Establishes underwriting criteria that the amount of the rehabilitation loan or grant shall not exceed 80% of the appraised after-rehabilitation value of owner-occupied property, or 70% of the appraised after-rehabilitation value of absentee-occupied property.

Establishes a minimum monthly payment amount of $20.

Cyndee Patterson moved the approval of these major changes to the Rehabilitation Loan and Grant Program. Gloria Fenning seconded the motion and Committee unamimously approved. Staff was commended on presenting such a concise and clarified report.

The meeting was adjourned at 5:20 p.m.

Clary Phipps

Clary Phipps, Office Assistant V

Length of meeting: One hour and 20 minutes

STANDARD REHABILITATION LOAN AND GRANT PROGRAM
A Summary of Major Changes

Attachment A

		CURRENT POLICY	PROPOSED POLICY	REASON FOR PROPOSED CHANGE
1	GRANTS	74 years old and income 50% or less of median ($12,200 for family of two, $10,700 for family of one)	Eligible for City-County property tax exemption (65 years old or permanently and totally disabled, income less than $11,000)	To make grant guidelines comparable to existing City-County property tax exemption guidelines
2	DEFERRED PAYMENT LOANS	Income 50% or less of median Total loan is DPL	80% or less of local median and housing costs exceed 35% of gross income less federal taxes Any amount over 35% to be DPL	To make loan payments more equitable for all borrowers by having everyone pay the same percentage for housing costs
3	OWNER-OCCUPANT LOANS	3% interest loans Income 80% or less of median	0-3% loans based on 35% guidelines Income 80% or less of median	The rate will be set at the highest rate (0-3%) at which payments are affordable
4	ABSENTEE-OWNER LOANS	9% interest loans Must benefit low to moderate income households	2% below prime interest rate Must benefit low to moderate income households	To make the interest rate flexible so it may be adjusted to reflect market conditions
5	NON-PROFITS	3% interest loans to non-profit housing corporations	No change	
6	REMEDIAL REPAIR GRANTS	up to $4,500 for correction of deficiencies in a rehabilitation job	No change	
7	EMERGENCY LOANS	Not available	To quickly correct housing code violations which are a threat to life health or safety Income 80% or less of median	To provide quicker response to residents living in conditions dangerous to the life, health or safety of the occupants

Standard Rehabilitation Loan and Grant Program
A Summary of Major Changes

		CURRENT POLICY	PROPOSED POLICY	REASON FOR PROPOSED CHANGE
8	TENANT LOANS/ GRANTS HANDICAP MODIFI- CATIONS	Not available	Loans/grants/DPL s only for handicap modifications under same terms and conditions as owner-occupants Income 80% or less of median	To make handicap modifications a regular part of the Standard Rehabilitation Loan Program
9	HOME PURCHASE LOANS	Not available	0-3% loans based on 35% guidelines Income 80% or less of median	To assist low to moderate income families afford existing housing and become homeowners
10	REPLACEMENT HOUSING ASSISTANCE	Not available	0-3% loans grants or DPL's based on 35% guidelines Income 80% or less of median	To seek the most cost effective ways of meeting the housing needs of rehabilitation loan/grant applicants when rehabilitation is determined to be not feasible
11	LOAN/ GRANT LIMITS	Maximum loan $50 000 Maximum grant $20,000	Maximum grant $ 7,500 Maximum loan or combination grant & loan $60,000 Mimimum assistance $ 1,200	To allow acquisition for rehabilitation, relocation of dwellings and home purchase loans, to eliminate the costly processing of very small loans
12	LOAN TERM	20 years, but not exceeding 3/4 s of the remaining economic life of the property	30 years but not exceeding the expected after-rehabilitation economic life of the property	To make rehabilitation payments affordable to low to moderate income borrowers
13	SECURITY ON DPL'S	Forgives percentage of DPL upon death of borrower or transfer of property	Full lien is due and payable when owership of property changes or loan is refinanced	To eliminate forgiveness provision and add a provision to cover refinancing
14	ELIGIBLE COSTS		Administrative Costs of Loans/Grants Title search, credit reports	To add items to the policy which have been included in practice but not specified in the policy

CURRENT POLICY	PROPOSED POLICY	REASON FOR PROPOSED CHANGE
	New Eligible Costs Under Loans/Grants Water and sewer extensions, water meters, removal of architectural barriers in dwellings	To add items to the policy which have been included in practice but not specified in the policy
ELIGIBLE COSTS (CONTINUED)	New Types of Loans/Grants· 1 Acquistion of vacant, substandard or boarded-up units for rehabilitation and/or urban homesteading	To encourage the purchase and rehabilitation of vacant, substandard or boarded-up units
	2 Relocation of units to new sites for rehabilitation	To save sound housing units scheduled for demolition
	3 Mortgage loans for the purchase of rehabilitated or existing homes	To assist lower incom families purchase affordable homes
	4 Historical preservation	This item is required by HUD and but not specified in the policy
	Requires that rehabilitation shall result in a minimum economic life expectancy of at least 20 years	To determine whether or not rehabilitation is cost effective
15 OTHER POLICY CHANGES	Establishes underwriting criteria that the amount of the rehabilitation loan or grant shall not exceed 80% of the appraised after-rehabilitation value of owner-occupied property, or	To minimize risk on loans.
	70% of the appraised after-rehabilitation value of absentee-owned property	To ensure that investor-owners have a financial stake in completing rehabilitation
	Establishes a minimum monthly payment amount of $20	To make it cost-effective to service the loans

ATTACHMENT B

A COMPARISON OF ACTUAL REHABILITATION CASES
UNDER THE CURRENT AND PROPOSED POLICIES

Example #1

Mrs. B is 58 years old and employed full-time at a monthly salary of $764 40 An adult daughter lives with her and contributes $175 per month to the household

Mrs B received a deferred payment loan of $7,500 Because of Mrs B 's age, according to the current policy the deferred payment loan will be forgiven in 16 years, when Mrs B reaches 74 years of age

Under the proposed policy, Mrs B would have paid 35% of her net effective income for housing expenses, that is, 35% of her gross income less federal taxes for all housing costs which include mortgage payment, property tax, insurance, utilities, maintenance and rehabilitation loan payment

Gross Monthly Income	$939 40
Federal Taxes	($132 10)
Net Effective Income	$807 30
	35%
Available for Housing Costs	$282 55
Current Housing Costs	$197 24
Available for Rehab Loan Payment	$85 31
Current Housing Costs	
Mortgage Payment	$52 27
Property Taxes	$38.72
Utilities	$31 25
Maintenance	$75 00
Total	$197 24

Under this policy, Mrs B could have received a 3% loan for $7,500 for a term of 10 years with monthly payments of $72 42

Example #2

Mrs. S. is 67 years old and employed part-time at an monthly salary of $156 Mrs S. receives a Social Security payment of $344 50 per month

Mrs S received a deferred payment loan of $10,632, which would be forgiven in 7 years when she reaches 74 years of age

Under the proposed policy, since Mrs S. was over 65 and had an annual income of less than $11,000 and since she was paying less than 35% of her net effective income for housing costs, she

might have received a grant of $7,500 and a 0% loan of $3,132 with monthly payments of $32 63 for a term of 8 years.

Gross Monthly Income	$500 50
Federal Taxes	($23.40)
Net Effective Income	$477 10
	35%
Available for Housing Costs	$166 98
Current Housing Costs	$129 00
Available for Rehab Loan Payment	$37 98

Current Housing Costs	
Mortgage Payment	$0 00
Property Taxes	$34 00
Utilities	$75 00
Maintenance	$20 00
Total	$129 00

Example #3

Mrs K is 66 years old and retired She receives a Social Security payment of $343 50 per month

Mrs S received a deferred payment loan of $10,551, which would be forgiven in 8 years when she reaches 74 years of age

Under the proposed policy, since Mrs K was over 65 and had an annual income of less than $11,000 and because she is already paying more than 35% of her net effective income for housing costs, she would have received a grant of $7,500 and a deferred payment loan of $3,051 The deferred payment amount would remain a lien on the property until ownership of the property changed or the indebtedness was refinanced

Gross Monthly Income	$343 50
Federal Taxes	$0 00
Net Effective Income	$343 50
	35%
Available for Housing Costs	$120 23
Current Housing Costs	$219.33
Available for Rehab Loan Payment	($99 11)

Current Housing Costs	
Mortgage Payment	$71.90
Property Taxes	$43.43
Utilities	$75.00
Maintenance	$29 00
Total	$219 33

COMMUNITY DEVELOPMENT

STANDARD REHABILITATION LOAN AND GRANT PROGRAM

CHAPTER I

PURPOSE AND DEFINITION

A. GENERAL

This chapter describes the purpose, intent and scope of this program which has been developed in order to provide standard, affordable housing for low to moderate income persons.

1. PURPOSE

The purpose of the Program is to facilitate the successful achievement of Community Development objectives including but not limited to (a) conservation of residential neighborhoods, (b) improvement of living conditions of persons of low and moderate income by providing affordable housing alternatives, correction of housing code violations, and removal of architectural barriers, and (c) provide incentives to investor owners to bring rental properties into Housing Code compliance.

2. APPLICABILITY

Loans will be provided to qualified applicants for the benefit of low and moderate income households. The interest rate is not to exceed program rates with a maximum term of 30 years. All loans will be secured with a lien on the property as specified in the Promissory Note and Mortgage Deed of Trust.

3. SCOPE OF ASSISTANCE

Assistance is to be provided to owners or prospective owners of residential property occupied or to be occupied by low to moderate income persons for the correction of code violations, incipient code violations and/or the removal of architectual barriers.

4. ADMINISTRATION

The Program is administered by the City of Charlotte through its Community Development Department. That department will analyze resources and obligations of the individuals whose structures are to be rehabilitated and select the financing most appropriate in each case. Such determinations shall be reviewed and approved by the City Loan Officer (CLO) as a part of the loan approval process. The CLO shall be the Director of the Community Development Department.

5. DEFINITIONS

Following are definitions of various terms as used in the rehabilitation loan program:

a. Affordable Housing Costs - Total housing costs consisting of mortgage payments, taxes, insurance, utilities, maintenance and the rehabilitation loan payments which total 35% or less of the total gross income.

b. Applicant - The individual who meets the eligibility requirements of Chapter II and makes application for a Standard Rehabilitation Loan or Grant.

c. Borrower - The individual whose application for a Standard Rehabilitation Loan has been approved.

d. Designated Rehabilitation Area - Geographic sections of the City which have been designated by the CD Director because of their high concentration of deteriorated housing and/or lower income families.

e. Dwelling Unit - Dwelling unit shall mean any room or group of rooms located within a dwelling forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

f. Housing Code Violation - A housing condition which constitutes non-compliance with minimum standards required by the Charlotte Housing Code.

g. Incipient Housing Code Violation - A housing condition which, if left unrepaired, will deteriorate within a short period of time into a Housing Code Violation.

h. Investor-Owner Property - A residential property containing one or more dwelling units, none of which is occupied by the owner.

i. Low and Moderate Income - Low income is defined as 50% or less of the median family income for the Charlotte MSA, adjusted for family size. Moderate income is defined as 51-80% of the median.

j. Net Effective Family Income - Gross family income less federal taxes.

k. Owner - The individual who holds recorded legal title to the property to be rehabilitated.

l. Owner-Occupied Property - A residential property containing one to four dwelling units, one of which is occupied by the owner on a full-time basis.

m. Shall - Indicates that which is required.

CHAPTER II

ELIGIBILITY REQUIREMENTS

A. GENERAL ELIGIBILITY FOR ALL LOANS AND GRANTS

This section describes the requirements governing the eligibility to apply for a rehabilitation loan. The eligibility requirements relate to the type of the housing to be improved, the improvements to be made,the area in which the property is located, the individual who is interested in making an application for assistance and the occupant(s) of the property.

1. Low/Mod Benefit

All financial assistance provided under the Program shall benefit persons having incomes within low to moderate income limits, adjusted to family size, as established in the Section 8 income guidelines. This criterion is established in accordance with the "Objective and purpose of Program" described in the HUD Code of Federal Regulations (CFR24-570.2). Low and moderate income is defined as 80 percent or less of the median family income of the metropolitan area (CFR24-570.3(N)).

2. Designated Rehabilitation Area

Designated Rehabilitation Areas are those census tracts, or portion(s) thereof, designated by the Director of the City of Charlotte Community Development Department because of their high concentrations of deteriorated housing and/or lower income families. The Director of the City of Charlotte Community Development Department may extend the qualifying areas or may waive this locational requirement in instances of documented need.

3. Eligible Properties

Properties eligible for improvement include:

a. Owner - occupied residential property,

b. Investor owned residential property,

c. Vacant standard residential property for occupancy by low to moderate income perwons, and

d. Vacant substandard, boarded-up or abandoned properties for rehabilitation and subsequent occupancy by low to moderate income persons.

4. Eligible Dwellings

Dwellings eligible for assistance are those which are used or intended to be used for residential purposes only. In instances where the property involves more than one dwelling unit, each dwelling unit will be designed for occupancy by families living as independent housekeeping units.

5. Compliance with the Housing Code

Rehabilitation of the property must result in bringing the unit into compliance with the Housing Code of the City of Charlotte. Therefore, the property owner must assure the City that this will be done. If the owner is not eligible to receive enough financial assistance through this program to accomplish all of the work required, he must furnish sufficient funds from other sources in order to be approved for financial assistance under this program and said funds must be placed in an escrow account for this use before proceed order is issued.

a. Exceptions:

(1) Removal of architectural barriers for the physically impaired, or

(2) Extension of water and sewer lines for the provision of City water and sewer services, or

(3) Director may approve exceptions on a case by case basis, where need is demonstrated.

6. <u>Underwriting Guidelines for Rehabilitation Loans</u>

The feasibility of rehabilitation for each property on which a loan or grant application has been made shall be evaluated according to the following guidelines:

a. Rehabilitation of the dwelling should result in a minimum economic life of the dwelling(s) of 20 years following rehabilitation.

b. The amount of a rehabilitation loan or grant shall not exceed:

(1) 80% of the appraised after-rehabilitation value of owner-occupied property, or

(2) 70% of the appraised after-rehabilitation value of absentee-owned property.

c. The total of the mortgage loan plus the total of all other mortgages existing on the property may not exceed the appraised after-rehabilitation value of the property.

7. Loan and Grant Limits

a. The maximum amount of a grant shall not exceed $7,500. If actual rehabilitation costs exceed that amount, the ramainder may be provided as a loan under established loan guidelines and procedures.

b. The maximum amount of a loan or a loan and grant in combination shall not exceed the lesser of:

(1) the approved actual cost of the acquisition and/or repairs and improvements necessary to make the property conform to the Housing Code of the City of Charlotte, or

(2) $60,000 maximum per unit.

c. The minimum amount of the loan or grant shall not be less than $1,200 per unit.

d. The maximum rehabilitation loan that may be made on a property may be further restricted on the basis of the underwriting guidelines outlined above.

B. ELIGIBILITY CRITERIA AND DETAILS OF PROGRAM LOANS AND GRANTS

1. Rehabilitation Loans

a. Eligibility of Owner-Occupant Applicants

Such loans may be made only to owner-occupants whose incomes fall within low to moderate income limits, adjusted to family size, as established in the Section 8 income guidelines. In order to be eligible for a program loan:

(1) The applicant must show evidence of the amount of household income.

(2) The applicant must evidence adequate capacity to repay the loan under the terms and conditions described under the program.

(3) The applicant must be the owner or prospective owner of the property which the loan is intended to acquire and/or rehabilitate in accordance with program standards.

b. Eligibility of Absentee-Owner or Non-Profit Applicant

Such loan may be made to an absentee owner or non-profit owner as follows:

(1) The applicant must be the owner or prospective owner of the property for which the loan is intended to rehabilitate the property in accordance with program standards.

(2) The applicant must evidence adequate capacity to repay the loan.

(3) The unit must be occupied after rehabilitation by a low or moderate income household. For duplexes, both units must be occupied by a low or moderate income household.

In the case of multi-family structures (3 or more units in a structure), a majority (at least 51%) of the units must be occupied by low or moderate income households.

c. Term of Loan

(1) The term of a program loan shall not exceed 30 years but may be of shorter duration depending on the applicant's ability to pay and willingness for a shorter term.

(2) In no case shall the term of the loan exceed the expected economic life of the property determined by the pre-loan appraisal.

d. Loan Assumption

The loan may not be assumed without prior written approval by the City. The City reserves the right to adjust, according to this policy, the interest rate and/or payment schedule on any loans which are assumed.

e. Minimum Loan Payment

Monthly loan payments shall be no less than $20. When that minimum loan payment is not affordable to the applicant, the total loan shall be a deferred payment loan.

f. Type of Loan Security

The rehabilitation program provides the opportunity for property owners to obtain a program loan even though one or more existing mortgage liens of record may remain unpaid. However, in those instances when a first or second mortgage cannot be obtained and the City is called upon to take a lower order of security, the first and second lien balance will be considered in determining whether or not the program loan should be approved. Loans shall be secured by deeds of trust.

g. Interest Rate of Loan

A program loan shall bear the following interest rates:

(1) For Owner-Occupants:

(a) Loans shall be made at 0-3% interest, based upon the payment amount which is affordable under the 35% guideline.

(b) All owner-occupants shall pay up to 35% of net effective family income for housing costs, consisting of mortgage payments, taxes, insurance, utilities, maintenance and the Standard Rehabilitation loan payments.

(c) Any loan amount over 35% shall be deferred, with a lien placed on the property for the total amount of the loan.

(2) For Absentee-Owners or Non-Profits:

(a) Loans shall be made at 2% below current prime market interest rate, as established by North Carolina National Bank as an indicator of the local prime rate.

(3) For non-profit organizations:

(a) Loans shall be made at 3% interest.

h. Repayment

(1) For Owner-Occupants:

(a) The loan recipient(s) shall make monthly payments for up to 30 years based on his/her/their ability to pay within the 35% guideline.

(b) No loan payment shall be established at less than $20 per month.

(c) Any loan amount over that which could be repaid within the 35% guideline at 0-3% interest shall be deferred, with a lien placed on the property for the total loan amount.

(2) For Absentee-Owners or Non-Profits:

(a) The loan shall be repaid on a monthly basis for up to 30 years.

(3) For All Borrowers:

(a) Any deferred or unpaid portion of the loan shall become due and payable in full, at the interest rate appropriate to the recipient's income level, upon the earliest occurrence of one of the following events:

1) The death of the recipient(s); or

2) The transfer of the title of the subject property; or

3) Refinancing of the indebtedness on the property.

2. REHABILITATION GRANTS

a. Grants may be made only to owner-occupants who are eligible for a City-County property tax exemption. Currently, that includes:

(1) One of the applicants must be 65 years of age or older, and/or have a certified disability; and

(2) The applicant(s) must have a annual family income less than $11,000.

b. The applicant must show evidence of the amount of household income.

c. The applicant must be the owner of the property for which the loan is intended to rehabilitate the property in accordance with program standards.

3. REMEDIAL REPAIR GRANTS

Remedial Repair Grants are funds, that need not be repaid, which are to be used to correct construction deficiencies in order to provide quick relief for the property owner and trigger legal actions and/or administrative sanctions against the contractor.

a. To be eligible for a Remedial Repair Grant, the applicant must be a property owner who has received a Community Development Rehabilitation loan, grant, deferred payment loan or any CD administered Federal Rehabilitation loan and whose conditions comply with one or both of the following circumstances:

(1) The City of Charlotte Community Development Department must determine that the work or action required is the responsibility of the original contractor involved who is unable or has refused to perform or failed to respond to requests to perform in compliance with the contract within the one-year warranty period; and

(a) The applicant must have mailed a written notice requesting the contractor to comply with the contract. Such notice to be mailed to the contractor's address as stated in the rehabilitation contract; or, in case of emergency, the recipient must have made a verbal request that the contractor comply with the contract. In the event the contractor cannot be located after a reasonable effort or the contractor fails to perform after demand, an applicant may request a Remedial Repair Grant after complying with the provisions of written request shown above; and

(b) The applicant shall request that the original contractor at fault reimburse the City in the amount of the Remedial Repair Grant. If the contractor refuses to do so, the City may make efforts to collect the funds expended for the Remedial Repair Grant. The applicant shall cooperate

with the City in the City's effort to collect the funds and shall, if requested, assign his rights under the contract to the City.

b. The Director of the City of Charlotte Community Development Department must determine that the work or action required is necessary to bring early and satisfactory relief to the owner-applicant in connection with justified disputes and/or claims which cannot be determined at the time of approval as the responsibility of the original contractor involved. If subsequently the original contractor should be determined as responsible for the work performed under this Remedial Repair Grant, the applicant shall request the origianl contractor to reimburse the City in the amount of the grant. If the contractor refuses to do so, the City may make efforts to collect the funds expended. The applicant shall cooperate with the City's effort to collect the funds and shall, if necessary, assign his rights under the contract to the City.

c. The Remedial Repair Grant shall not exceed the approved actual cost of the repair and improvements to correct such work determined as eligible up to $4,500, except:

Actual costs above $4,500 may be approved by the Director on a case by case basis.

d. Remedial Repair Grants may include:

(1) Any repairs needed to correct unsatisfactory work performed by a previous contractor and has been determined an obligation of the previous contractor.

(2) Any repair work determined necessary by the Director of the City of Charlotte Community development Department to bring early and satisfactory relief to an owner-applicant in connection with a justified dispute and/or claim not determined the responsibility of the original contractor involved.

4. <u>EMERGENCY LOANS</u>

Emergency loans from a revolving fund may be made to persons who have applied for a rehabilitation loan or grant to quickly correct housing code violations which are a clear and present threat to life, health or safety.

a. Emergency loans must benefit low and moderate income persons.

b. The amount of the emergency loan is limited to the cost necessary to remove the threat to life, health or safety.

c. Such funds shall be repaid from the proceeds of a rehabilitation loan or grant described above.

d. If the applicant is determined to be ineligible for a Standard Rehabilitation loan or grant, the cost of the emergency repairs shall be due and payable within 90 days, or subject to lien collection and foreclosure.

5. TENANT LOANS/GRANTS FOR HANDICAP MODIFICATIONS

Loans or grants for handicap modifications to rental units may be made to tenant-applicants when the applicant or a member of the applicant's family has a certified handicap.

a. The applicant need not own the property for which the loan or grant is intended.

b. Tenant loans and grants are solely for the purpose of making handicap modifications to a dwelling. No correction of code violations or incipient violations may be covered by a tenant loan or grant unless such correction is a necessary part of the handicap modifications being made.

c. Eligibility for Tenant Loans or Grants

Such loans or grants may be made only to persons whose family incomes fall within low to moderate income limits, adjusted to family size, as established for a tenant loan or grant.

(1) The applicant must show evidence of the amount of household income.

(2) The applicant must be the tenant or prospective tenant of the property which the loan is intended to modify in accordance with program standards.

d. Tenant Loans

Tenant loans for handicap modifications to a dwelling unit may be made only under the following conditions:

(1) Ability to Pay

The applicant must evidence adequate capacity to repay the loan under the terms and conditions described under the program.

(2) Term of Loan

The term of a program loan shall not exceed 15 years but may be of shorter duration depending on the applicant's ability to pay and willingness for a shorter term.

(3) Loan Assumption

In the event that the handicapped person permanently vacates the unit, loan repayment by that borrower shall be suspended and any remaining loan balance shall be forgiven that borrower. If a similarly handicapped person moves into the unit within twelve (12) months after vacated by the previous borrower, the loan balance shall be assumed by the new tenants under the terms and conditions for which that tenant family's income qualifies them. The loan may not be assumed without prior written approval by the City. The City reserves the right to adjust, according to this policy, the interest rate and/or payment schedule on any loans which are assumed.

(4) Minimum Loan Payment

Monthly loan payments shall be no less than $20. When that minimum loan payment is not affordable to the applicant, the total shall be a grant.

(5) Interest Rate of Loan

A program loan shall bear the following interest rates:

(a) Loans shall be made at 0-3% interest based upon the payment amount which is affordable under the 35% guideline.

(b) All borrowers shall pay up to 35% of net effective family income for housing costs consisting of mortgage payments, taxes, insurance, utilities, maintenance and the tenant loan payments.

(c) Any loan amount over 35% shall be deferred with a lien placed on the property for the total maount of the loan.

(6) Repayment

(a) The loan recipient(s) shall make monthly payments for up to 30 years based on his/her/their ability to pay within the 35% guideline.

(b) No loan payment shall be established at less than $20 per month.

(c) Any loan amount over that which could be repaid within the 35% guideline at 0-3% interest shall be a grant.

(7) Type of Loan Security

Loans shall be secured as signature loans.

e. Tenant Grants

Grants may be made only to persons meeting both of the following criteria:

(1) One of the applicants must be 65 years of age or older, and/or have a certified disability; and

(2) The applicant(s) must have an annual family income less than $11,000.

6. Home Purchase Loans/Grants

a. Home Purchase Loans for New Homeowners

Financing may be provided to assist low to moderate income persons who are currently tenants to purchase a home.

(1) Eligibility

Such loans may be made only to persons whose family incomes fall within low to moderate income limits, adjusted to family size, as established in the Section 8 income guidelines. In order to be eligible for a program loan:

(a) The applicant must show evidence of the amount of household income.

(b) The applicant must evidence adequate capacity to repay the loan under the terms and conditions described under the program.

(2) Term of Loan

(a) The term of a program loan shall not exceed 30 years but may be of shorter duration depending on the applicant's ability to pay and willingness for a shorter term.

(b) In no case shall the term of the loan exceed the expected economic life of the property determined by the pre-loan appraisal.

(3) Loan Assumption

The loan may not be assumed without prior approval by the City. The City reserves the right to adjust, according to this policy, the interest rate and/or payment schedule on any loans which are assumed.

(4) Minimum Loan Payment

Monthly loan payments shall be no less than $20. When that minimum loan payment is not affordable to the applicant, the loan may not be approved.

(5) Type of Loan Security

Loans shall be secured by deeds of trust.

(6) Interest Rate of Loan

A program loan shall bear the following interest rates:

(a) Loans shall be made at 0-3% interest based upon the payment amount which is affordable under the 35% guideline.

(b) All owner-occupants shall pay up to 35% of net effective family income for housing costs, consisting of mortgage payments, taxes, insurance, utilities, and maintenance.

(7) Downpayment

Downpayments of 0-5% shall be required based upon the applicant's net effective family income and ability to pay.

(8) Repayment

(a) The loan recipient(s) shall make monthly payments for up to 30 years based on his/her/their ability to pay within the 35% guideline.

(b) No loan payment shall be established at less than $20 per month.

(9) Any unpaid portion of the laon shall become due and payable in full, at the interest rate appropriate to the recipient's income level, upon the earliest occurrence of one of the following events:

(a) The death of the recipeint(s);

(b) The transfer of the title of the subject property; or

(c) Refinancing of the indebtedness on the property.

b. Replacement Housing Loans/Grants

Financing of replacement housing may be provided for owner-occupants whose home is deemed not feasible for rehabilitation under the underwriting guidelines for rehabilitation. This financing may be provided in lieu of adding the household to the relocation workload.

(1) Replacement Housing Loans

(a) Eligibility

Such loans may be made only to owner-occupants whose family incomes fall within low to moderate income limits, adjusted to family size, as established in the Section 8 income guidelines. In order to be eligible for a program loan:

1) The applicant must show evidence of the amount of household income.

2) The applicant must evidence adequate capacity to repay the loan under the terms and conditions described under the program.

(b) Term of Loan

1) The term of a program loan shall not exceed 30 years but may be of shorter duration depending on the applicant's ability to pay and willingness for a shorter term.

2) In no case shall the term of the laon exceed the expected economic life of the property determined by the pre-loan appraisal.

(c) Loan Assumption

The loan may not be assumed without prior written approval by the City. The City reserves the right to adjust, according to this policy, the interest rate and/or payment schedule on any loans which are assumed.

(d) Minimum Loan Payment

Monthly loan payments shall be no less than $20. When that minimum loan payment is not affordable to the applicant, the total loan shall be a deferred payment loan.

(e) Type of Loan Security

Loans shall be secured by deeds of trust.

(f) Interest Rate of Loan

A program shall bear the following interest rates:

1) Loans shall be made at 0-3% interest based upon the payment amount which is affordable under the 35% guideline.

2) All owner-occupants shall pay up to 35% of net effective family income for housing costs consisting of mortgage payments, taxes, insurance, utilities, and maintenance.

3) Any loan amount over 35% shall be deferred with a lien placed on the property for the total amount of the loan.

(g) Downpayment

Downpayments of 0-5% shall be required based upon the applicant's net effective family income and ability to pay.

(h) Repayment

1) The loan recipient(s) shall make monthly payments for up to 30 years based on his/her/their ability to pay within the 35% guideline.

2) No loan payment shall be established at less than $20 per month.

3) Any loan amount over that which could be repaid within the 35% guideline at 0-3% interest shall be deferred with a lien placed on the property for the total loan amount.

(i) Any unpaid portion of the loan shall become due and payable in full, at the interest rate appropriate to the recipient's income level, upon the earliest occurrence of one of the following events:

1) The death of the recipient(s);

2) The transfer of the title of the subject property; or

3) Refinancing of the indebtedness on the property.

(2) Replacement Housing Grants

(a) Grants may be made only to owner-occupants who are eligible for a City-County property tax exemption. Currently, that includes:

1) One of the applicants must be 65 years of age or older, and/or have a certified disability; and

2) The applicant(s) must have an annual family income less than $11,000.

(b) The applicant must show evidence of the amount of household income.

(c) The amount of a replacement housing grant is limited to $7,500. Any amount necessary beyond that amount may be provided as a loan or deferred payment loan under established loan procedures and the 35% guideline.

(3) Replacement Housing - Other Alternatives

Other replacement housing alternatives may be developed and financed ona case by case basis to facilitate the best and most cost effective approach to providing affordable replacement housing.

7. The Community Development Director is authorized to adjust program eligibility and loan and grant conditions as necessary to reflect changing state, local and federal guidelines, economic conditions and community needs.

CHAPTER III

ELIGIBLE COSTS

A. ALL LOANS AND GRANTS

1. Application fee for program loan
2. Title Search Fee
3. Attorney Fee
4. Credit Report Fee
5. Appraisal Fee
6. Escrow funds for taxes and insurance, if applicable.

B. REHABILITATION LOANS AND GRANTS

1. Correction of violations of the Housing Code of the City of Charlotte,
2. Correction of incipient violations of the Housing Code of the City of Charlotte. (Incipient violations are all physical conditions of the property which, if not repaired, are likely to deteriorate into code violation within two (2) years),
3. Any approved item designed to conserve energy, such as insulation, storm windows, storm doors, weatherstripping, etc.,
4. Any approved item designed to offer family safety within the home, such as smoke detectors, etc.,
5. Any repairs or improvements needed to remove architectual barriers to the mobility of handicapped occupants, such as ramps, special hand-rails, etc.,
6. Any moving costs associated with relocating a dwelling or dwellings, when the dwelling or dwellings would otherwise be lost from the housing stock, and when the dwelling or dwellings will be occupied by low or moderate income persons,
7. The cost of acquiring the property to be rehabilitated,
8. Any approved item associated with the historic preservation of designated properties,
9. Water and sewer extensions, water meters, etc.,

10. A contingency reserve not to exceed 10% of the cost of rehabilitation,

11. Architectual Fee, and

12. All materials, fixtures or equipment used for the purposes outlined above shall be of a type or quality in keeping with that customarily used in the area for properties of the same general type as the property to be rehabilitated.

C. HOME PURCHASE LOANS/GRANTS

19. Mortgage financing to assist lower income families in purchasing a home for their own occupancy.

20. Financing of replacement housing where rehabilitation of an existing owner-occupied dwelling is not feasible.

CHAPTER IV

APPLICANT'S INCOME

A. ABILITY TO PAY

This chapter sets forth the various increments of income which make up the applicant's financial resources and the methods used in determining the applicant's ability to repay a program loan.

1. Applicant's Net Effective Family Income

Household income includes the gross income of the applicant(s) and regular contributions by the adult family members, less federal income taxes.

> Family is defined as the applicant and any other persons related by blood, marriage or operation of law, who share the same dwelling unit.

If ownership of the property rests in more than one person, the applicant is each owner and family. The applicant's income, therefore, is the sum of the family incomes of all applicants; i.e.:

a. Applicant's earnings (less federal income tax deductions),

b. Spouse's earnings (less federal income tax deductions),

c. Adult family member who shares household - include any funds contributed or paid to the family on a regular basis,

d. Other income regularly received by applicant from any source,

e. Net income from real estate other than the subject property, and

f. Gross income from rents of the subject property.

g. The income of a minor child need not be reported.

h. The income of full-time students may be exempted.

i. Expenses relating to a certified handicap of a member of the household residing in the home may be deducted from the applicant's income.

This information shall be recorded on the Residential Loan Application form (FNMA 10003 Rev. 8/78).

2. Residential Loan Application

The Residential Loan Application (FNMA 1003 Rev. 8/78) is to be

completed and signed by a Loan Agent and included in every package being prepared for loan or grant consideration. The form establishes income as described above and monthly housing expenses consisting of:

a. Current mortgage payments on the property, including principle and interest,
b. Real estate taxes,
c. Hazard insurance,
d. Utilities,
e. Maintenance, and
f. Proposed Standard Rehabilitation Loan payment.

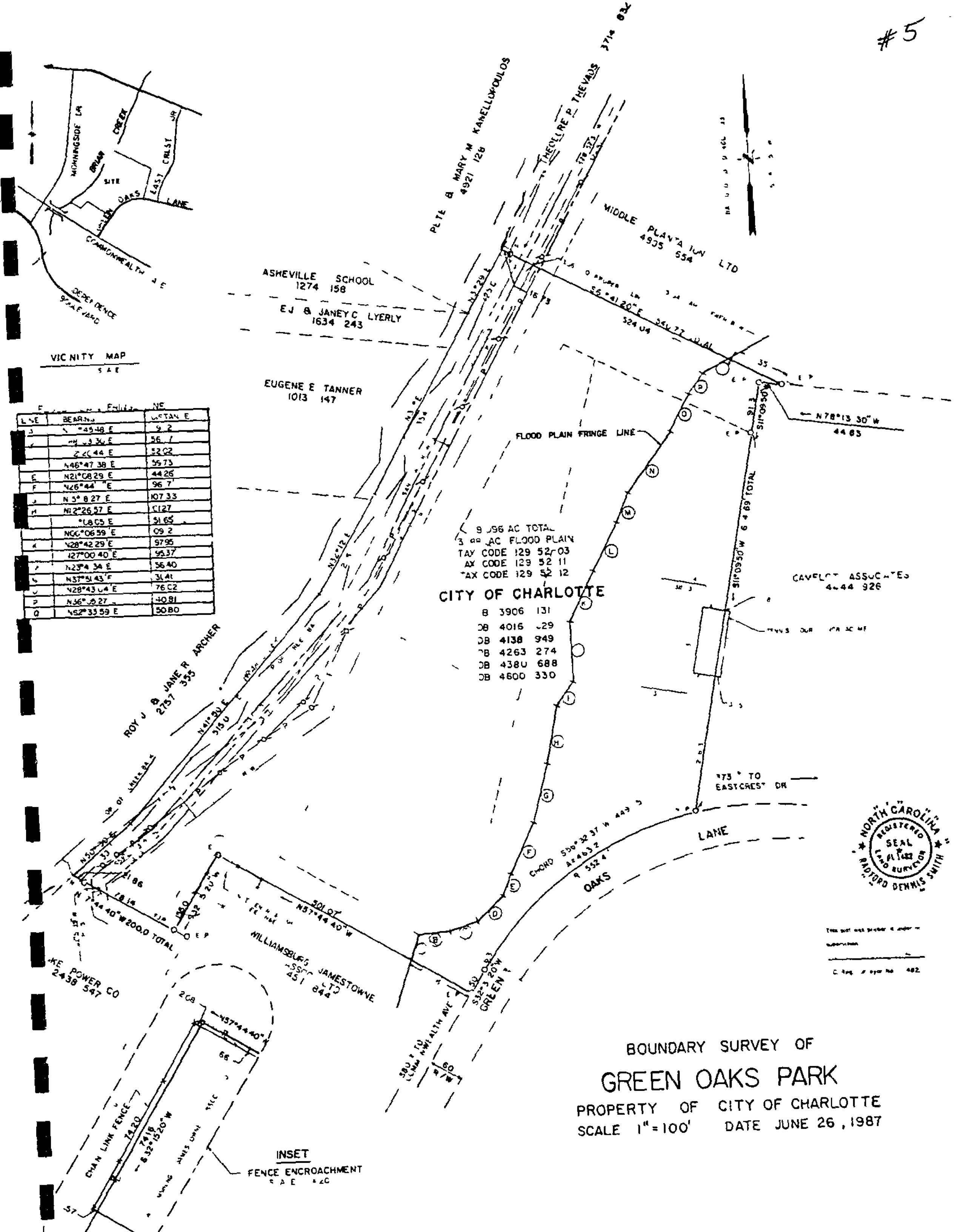
3. A comparison of 35% of the net effective monthly income with monthly housing expenses shall determine the type and terms of financial assistance to be provided.

4. Loan/Grant Recommendation

The Loan/Grant Recommendation form (CDD 2/87) shall be completed and signed by a Loan Agent and the Administrative Services Manager and included as a cover sheet for every package prepared for loan or grant consideration. The Loan/Grant Recommendation includes:

a. Amount, type and terms of assistance,
b. Age and annual income of applicant,
c. Monthly housing expenses as a percentage of net effective monthly income,
d. Before and after rehabilitation valuation of property,
e. Rehabilitation costs as a percentage of the after-rehabilitation value,
f. Payment options affordable within 35% guideline,
g. Total indebtedness plus proposed rehabilitation costs as a percentage of the appraised after-rehabilitation value of the property, and
h. Projected economic life of the dwelling after rehabilitation.

#5



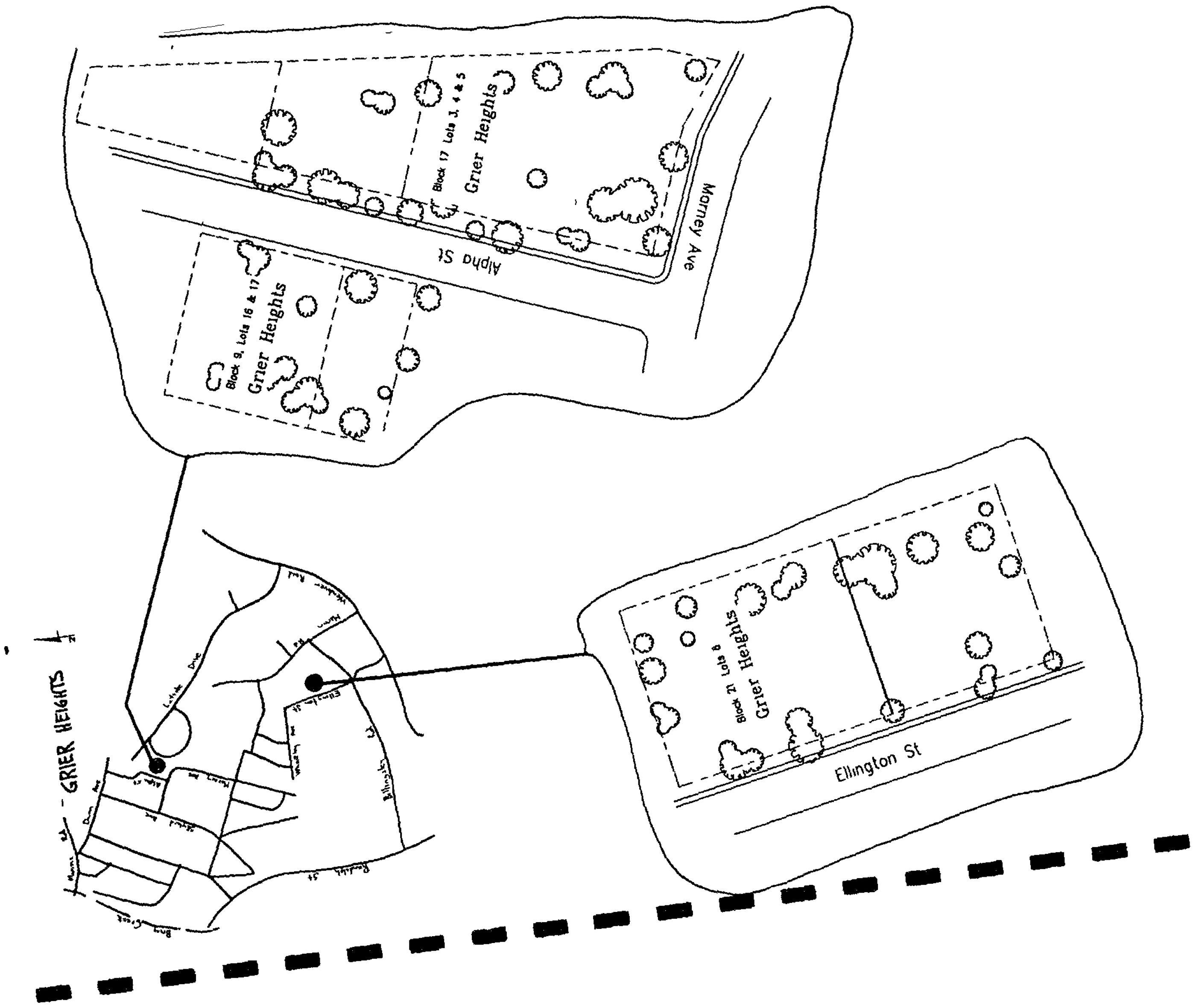
LINE	BEARING	DISTANCE
D	N 45°48 E	9 2
	N 53 36 E	56 7
	S 66 44 E	52 02
	N46°47 38 E	55 73
E	N21°08 29 E	44 26
F	N26°44 E	96 7
G	N 3° 8 27 E	107 33
H	N12°26 57 E	51 27
	48 05 E	51 65
	N00°06 59 E	09 2
K	N28°42 29 E	97 95
	N27°00 40 E	95 37
	N23°4 34 E	56 40
	N37°51 43 E	31 41
	N28°43 04 E	76 02
P	N36° 5 27	40 81
Q	N52°33 59 E	50 80

BOUNDARY SURVEY OF

GREEN OAKS PARK

PROPERTY OF CITY OF CHARLOTTE

SCALE 1" = 100' DATE JUNE 26, 1987


Block 17 Lots 3, 4 & 5
Grier Heights
Alpha St
Marney Ave
Block 9, Lots 16 & 17
Grier Heights
Block 11 Lots 8
Grier Heights
Ellington St
GRIER HEIGHTS

#7

Emergency Shelter Grant Program

Earlier this year the City received its first allocation of Emergency Shelter Grant Program funds through the State of North Carolina in the amount of $11,781. The funds were provided to Charlotte Emergency Housing, Inc. for operating expenses.

Eligible Emergency Shelter Grant Program activities are extremely restricted. The eligible activities are:

(1) Renovation, major rehabilitation or conversion of buildings for use as emergency shelter for the homeless.
(2) Provision of an essential service if a new service or quantifiable increase of a service. (Not more than 15 percent of the grant amounts may be used for these services).
(3) Payment of maintenance, operation, insurance, utilities and furnishings costs.

Emergency Shelter Grant Program funds may not be used for the following activities:

(1) Acquisition of an emergency shelter,
(2) Renting commercial transient accommodations,
(3) Administrative or staffing costs, or
(4) Renovation or conversion of buildings owned by primarily religious organizations or entities.

The Emergency Shelter Grant Program requires the City to provide matching resources for the grant of $59,000. This is a "soft match" which may include in-kind contributions and non-profit resources. The City's matching resources are composed of Mecklenburg County's contributions to the Salvation Army ($39,600) and to Charlotte Emergency Housing, Inc. ($27,720).

The application must be submitted to HUD by October 15, 1987 in order to receive the $59,000 grant.

On September 21, 1987, the Mecklenburg County Commissioners agreed in concept to administer the City's Emergency Shelter Grant Program grant of $59,000 and to distribute the funds to non-profit organizations serving the homeless within Charlotte. All Federal requirements apply to the Emergency Shelter Grant Program, and the City will remain ultimately responsible for the proper administration of the funds. Recipients would contract with the County to carry out eligible activities.

After consultation with Mecklenburg County staff, the following budget has been developed:

Renovation of buildings for use as a shelter	-	$10,000
Provision of essential services	-	$ 8,850
Payment of maintenance, operation & insurance	-	$40,150
Total		$59,000

The County will also be applying for additional funds to the State of North Carolina's Emergency Shelter Grant Program on behalf of non-profit agencies serving the homeless in Charlotte.

#8

Highland Mills, Inc.

Project Description

Highland Mills was established in 1972 as part of Admiration Hosiery Mills, Inc. The company manufactures a complete line of promotional ladies hosiery and sells to retail merchandisers, discounters, wholesalers, and food brokers. The company has outgrown its current facility at 340 E. 16th Street, and construction has begun on expanding the offices, warehouse, and sewing room. Some old structures are being demolished for a knitting room addition, and air suction, air conditioning and electrical improvements are to be made.

Demand/Supply

Highland Mills, Inc. was established in 1972. Apparel manufacturers experienced 12% to 15% growth in 1986/1987. For hosiery producers long term marketing potential would be enhanced by favorable demographic patterns including an increasing number of women in in the workforce, and a greater proportion of the U. S. population in the 25 to 44 year old age group. Women's hosiery is expected to grow to an annual volume of 175 million dozen pairs in 2005 from a current production of 150 million.

The gross sales of Highland Mills, Inc. have increased from $12 million in 1985 to $17 million in 1987. This increase requires new production space and machinery to maintain production levels to fulfill current and projected orders.

Project Costs

Estimated cost for expansion is as follows:

Phase I	Office Building Addition	$ 130,000
	Office Furniture & Fixtures, Computers and Phones	45,000
Phase II	Sewing and Warehouse Addition	330,000
	Additional costs incurred in removing old structures	40,000
	Sewing Equipment	100,000
	Takatori Toe Closers 5 @ $20,000	100,000
	Takatori Line Closers 3 @ $40,000	120,000
	Dye house addition 3 Dying Machines @ $29,000 each	87,000
Phase III	Knitting Room Addition	275,000
	Air Suction System	20,000
	Air Conditioning System	40,000
	Installation and Electrical	25,000
	Knitting Machines 50 @ $7,000 each	250,000
	Total Cost	$1,562,000

Developer

Mr. Saul Wojnowich, President of Highland Mills, Inc., is managing the expansion project. He is a graduate of UNC Chapel Hill with a B.S. degree in Accounting. He started Highland Mills in 1972, and resides in Charlotte.

Proposed Financing

The proposed sources and uses of funds for the project are listed below:

Sources of Funds	
Owners equity	$1,045,000
North Carolina National Bank	315,000
City of Charlotte	202,000
Total	$1,562,000

Uses of Funds	
Renovation of Plant	$ 860,000
Boarding Machine	202,000
Additional Machinery	500,000
Total	$1,562,000

Terms of City Loan/Security

The loan will be for $202,000 at a rate of 6% for a term of ten years with a balloon payment due at the end of the seventh year. The City loan is to be secured by a 1st lien filing on the new boarding machine and the personal guarantee of Mr. Saul Wojnowich and any other officers that Mr. Wojnowich determines appropriate. This will provide adequate security for the City's loan.

	Jobs Created:	Wages Per Hour
Office Secretarial	2	$4.50
Sewing Department	16	5.00 - 6.00 (production)
Dye House	3	4.50
Finishing Department	50*	4.50 - 5.50
Warehouse	6	5.00
Knitting	8	6.00
Total estimated jobs	85	

*Forty production people @ $4.50 and ten checkers @ $5.50 per hour. All jobs will be made available to low to moderate income persons.

#9

Features of the Hoskins Mill Proposal

1. Private Investment

The developer will be required to secure a first mortgage in the amount of $2,443,600 and have equity in the project of $3,597,000 for a total private investment of $6,040,600. This is a leverage of $3.8 to $1.

2. Service to Low-Income and Elderly Residents

This project will service people in the 40% to 60% level of median income as illustrated below.

Phase I - 94 new construction modular type garden apartments for the elderly averaging 576 square feet. Phase I will service people in the 50% to 60% level of median income.

1 Bedroom Garden Unit of approximately 576 sq. ft.	Number Persons in Unit	Income Level-Hoskins Mill	Rent-Hoskins Mill	Income Level-Private Market	Rent-Private Market
47 units will service people at 60% of median income.	1 2	$11,200 13,000	$240	$13,960	$299
47 units will service people at 50% of median income	1 2	9,060 10,560	187	13,960	299

Phase II -95 rehabilitated units in the Mill consisting of one, two and three bedrooms averaging 900 square feet. Phase II will service people in the 40% to 60% level of median income.

1, 2 and 3 Bedroom Units averaging 900 sq. ft.	Number Persons in Unit	Income Level-Hoskins Mill	Rent-Hoskins Mill	Income Level-Private Market	Rent-Private Market
13 one-bedroom units will service a family of 2 at 60% of median income	2	$13,000	$275	$16,280	$357
37 two-bedroom units will service a family of 4 at 60% of median income	4	16,400	350	18,600	405
37 two-bedroom units will service a family of 4 at 50% of median income	4	13,350	274	18,600	405
8 three-bedroom units will service a family of 5 at 40% of median income.	5	11,480	217	21,040	456

For comparison purposes, the 1986 national poverty level for a family of four (4) persons is $11,203 per year.

3. Service to City/Public Housing Authority Tenant Waiting List

The project is structured to service households with an annual household income between $9,000-$16,400.

According to a study prepared by Urban Institute, The University of North Carolina at Charlotte, dated March 31, 1987, entitled "Demographic Characteristics of Low-Income Households - Data Taken From Sample of Citizens on the Housing Authority's Waiting List" approximately 22% of the persons on the Housing Authority's waiting list can afford this housing. Therefore, since there are approximately 3,900 people on the waiting list, it is estimated that 780 persons can afford these rents.

4. Long-Term Affordability

The developers are guaranteeing the rent ranges based on inflation for the next 15 years. Also, to qualify for the tax credits the developers have to keep all of the units affordable to people who earn 60% or less of the median income, and by City agreement 50% of the units affordable to persons who earn 50% or less of median income.

5. Long-Term Management

The developers will operate and manage the project. However, by agreement, persons on the City's and Housing Authority's work load will have the right of priority on initial occupancy and all future vacancies. If we are unable to get tenants from the City's and Housing Authority's waiting lists, then the developers can rent to the private market within prescribed rent ranges and income levels.

6. Production Program

This project adds an additional 189 housing units to the City's housing stock making it affordable to persons who earn 60%, 50% and 40% of the median income and fulfill gaps that exist between public and private market rate housing.

7. Neighborhood Renewal

The proposed project will eliminate the blight of a boarded-up textile mill and make a significant contribution to the revitalization of the Hoskins community which is consistent with the Small Area Plan for the area. Units for the elderly have been designed to fit with surrounding housing.

The land is currently zoned I-2 and would have to be rezoned for this project. The Planning Department concurs with the rezoning plan. City Council will be asked to consider the rezoning at a future meeting.

8. Subsidy Mechanism

This project does not require on-going subsidies from the City to keep the units affordable. The City's total contribution would be a $1,600,000 loan with terms under #10 below. However, there is an indirect subsidy to the project which is made available under the Tax Reform Act of 1986. The developer receives a 9% tax credit on the development cost (new construction and rehabilitation) and a 4% credit on the acquisition cost per year for 10 years.

9. Compliance with the Housing Assistance Plan (HAP)

This project is exempt from the HAP since it is not defined as traditional assisted public housing because this is a public/private partnership and the housing will be privately owned and operated; there are no direct subsidies from Federal, State or local government.

10. Project Effect on Schools

The proposed site for 95 low-income family housing units located at Hoskins Road and Gossett Avenue is in the Thomasboro Elementary School attendance area; a part of the Northwest Middle School and Harding High School feeder area.

At the present time, that area has been steadily increasing in its black population with little growth projected for integrated residential housing. If this trend continues, major adjustments to the assignment plan will have to be made in this feeder area.

Schools to be Affected by Proposed Housing	Current % of Black Student Ratio	CMS Guidelines % of Black Student Ratio
Thomasboro (K-5)	41%	40%
Northwest Middle (6-8)	49%	41%
Harding High (9-12)	56%	36%

10. Financing and Loan Terms of the Project

Private lender sources will be requested to make first mortgage loans in the amounts of $1,076,700 and $1,366,900. The private loan terms will be concurrent ten years at interest rates of 10.5%. The City will hold deferred payment loan second mortgages on the property in the amounts of $672,600 and $927,400 due and payable in full at the end of 15 years. However, the 3% accrued interest rates will be paid annually but subordinated to the developer's first mortgage loans. The City's commitment is contingent upon the developers securing a first mortgage in the amount of $2,443,600 and owners equity of $3,597,000.

The City's funds will be disbursed as follows:

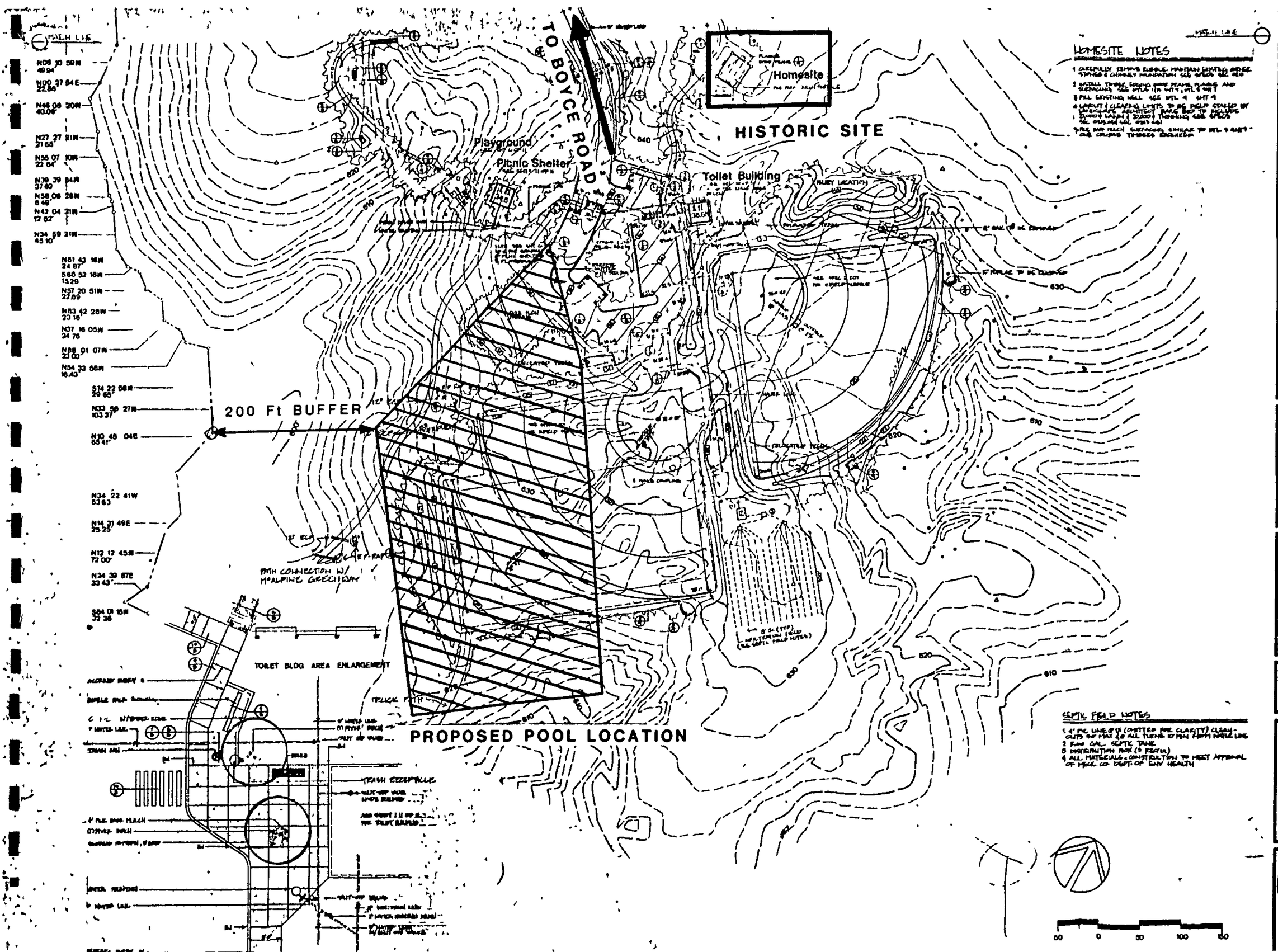
a. The City will fund 50% of the acquisition cost of the real estate. The total cost of acquisition is $500,000.

b. The remainder of the City's funds will be disbursed at a ratio of $8 to $2 toward the rehabilitation and new construction costs of the project.

In the event that the project is sold or refinanced, the City will have the first right of refusal to purchase the project.

11. Cost Comparison

The per unit cost of the project averages $40,400. However, the City's average per unit cost is $8,400. By comparison, the City's cost per unit of the most recent contract with the Housing Authority to construct 50 units is $39,000. The City's portion of the cost of the Summit Avenue single-family owner-occupied average cost is $17,000 per unit; the City's portion of the average unit cost for City-wide rehabilitation is $13,000 and the rental rehabilitation unit cost is $5,000.



The James Boyce Park

THE CITY OF CHARLOTTE PARKS AND RECREATION DEPARTMENT

Landscape Architects and Planners

LandDesign

Charlotte, NC

REO NARMOUR
THE ARCHITECTURAL GROUP

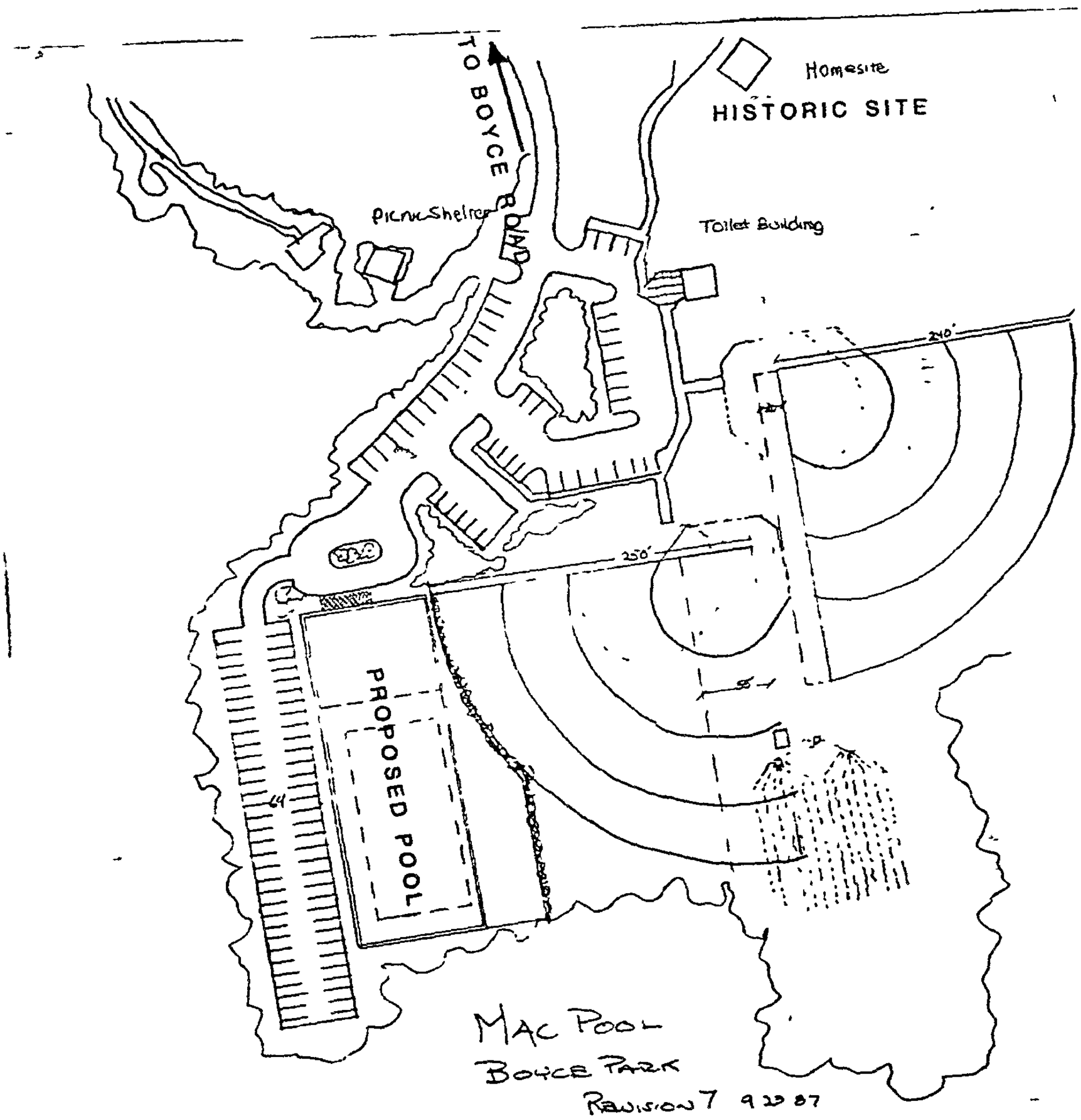
8525 morrison blvd
suite 423
charlotte n.c. 28211

Site Plan

Date 30 MARCH 1984

Revisions:
1 JUNE 1984
(PER CITY REVIEW)
15 JUNE 1984 - BID SET
8/28/84 REVISED AS BUILT

NORTH CAROLINA BRIAN C. SIMON


TO BOYCE ROAD
Homesite
HISTORIC SITE
Picnic Shelter
Toilet Building
240'
250'
PROPOSED POOL
MAC POOL
BOYCE PARK
REVISION 7 9 29 87

10(b)

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

LEASE AGREEMENT

THIS LEASE is entered into as of _____, 1987, by and between THE CITY OF CHARLOTTE, a municipal corporation organized under the laws of the State of North Carolina (the Lessor), and MECKLENBURG AQUATIC CLUB, INC., a nonprofit corporation organized under the laws of the State of North Carolina (the Lessee).

STATEMENT OF PURPOSE

Lessor is the fee-simple owner of a certain tract of land located in Charlotte, Mecklenburg County, North Carolina on Boyce Road, and more fully described in Exhibit A attached hereto and incorporated herein by reference (The "Premises"). Lessor has agreed to lease to Lessee, and Lessee has agreed to lease from Lessor the premises upon the terms, provisions and conditions hereinafter set forth in this Lease Agreement with the understanding that Lessee shall construct certain substantial improvements, including a swimming pool with its related structures, facilities and parking lots, which will become the property of the Lessor at the termination of this Lease or any renewal thereof. Lessor and Lessee agree that the intended use of the leased premises by the Lessee will be carried out in such a manner as to meet the public purpose requirements of the Lessor. In addition to construction of the improvements, Lessee will be responsible for operating, managing and maintaining the facilities, establishing the programs, and setting fee structures subject to certain review and approval by the Lessor.

NOW, THEREFORE, in consideration of the rent to be paid, the mutual covenants and agreements herein contained and of other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged by the parties hereto, Lessor hereby leases and rents to Lessee and Lessee hereby leases and rents from Lessor the premises described in Exhibit A upon the terms, provisions and conditions hereinafter set forth.

1. Term and Rental. The Lessor does hereby lease to the Lessee and the Lessee does hereby lease from the Lessor the property described on the Exhibit A hereto for a term of fifty (50) years beginning on _____, 1987 and ending on _____ _____, 2037. The rental shall be $1 per year payable on or before December 1 of each year beginning in 1987, in addition to the mutual covenants and agreements contained herein which shall consitute the consideration for this Lease Agreement.

2. Construction of Improvements. Lessor acknowledges that a swimming pool is being donated to Lessee and the construction schedule for said pool shall be controlled by the Donor. It is anticipated that construction will commence immediately following execution of this Lease and issuance of appropriate permits. Lessee shall be responsible for the construction of a swimming pool, building, parking lot and other improvements necessary to meet local code requirements on the premises. Said improvements shall be constructed in a good and workmanlike manner, in accordance with all requirements of local ordinances. All necessary permits shall be obtained by the Lessee who will prosecute the construction with due diligence.

The improvements shall be completed no later than December 31, 1990, subject, however, to unavoidable delays (i.e., delays due to strikes, acts of God, inability to obtain labor and materials, fire, unavoidable casualty or similar causes or any other causes beyond the reasonable control of Lessee).

Lessee will construct an indoor swimming facility to consist of a 50 meter x 25 yard pool with accompanying locker rooms, offices, and other support facilities. The building will be of metal construction with masonery sidewalls, designed to be consistent with other structures in Boyce Road Park.

Said pool, building and additional improvements, including parking facilities, will be erected and maintained solely at the expense of the Lessee in a manner in keeping with the Lessor's standards for maintaining Boyce Road Park. The exterior of any buildings and all parking lot areas shall be suitably landscaped, and any use of said pool, building and other improvements shall be as provided in Section 3 hereof.

Lessor recognizes that during the course of this Lease conditions may change; therefore, it is agreed that Lessee shall have the right from time to time to remove, remodel, or demolish any improvements constructed on the leased premises by Lessee, provided that Lessee replaces such improvements with other improvements of at least equal value with those removed or demolished.

Lessor shall have the right to review and approve the siting and design of the original improvements and any subsequent remodeling or replacement of improvements to insure the following:

1. That the design and quality of construction is con-consistent with other similar City facilities;
2. That the design is aesthetically compatible with other structures in the Park and in the surrounding neighborhood.

At the termination of this Lease or any renewal hereof, any improvements on the leased premises which have become a part of the realty shall belong to the Lessor. If Lessee shall fail to complete construction of the improvements in accordance with the requirements of this Lease, then this Lease shall automatically come to an end on December 31, 1990.

3. Use of Premises. As part of this Lease Agreement, Lessee assumes the responsibility for managing the facilities in such a fashion as to be in accordance with the Lessor's public purpose requirements. The premises shall only be used for recreational projects as set forth in Lessee's program structure, which includes but is not limited to competitive swim programs, swim lessons, lap swimming, water exercise programs, water safety programs, and other aquatic programs. Lessee shall provide programs which shall be available to the general public with the program and fee schedules subject to annual review and approval by the City Manager or his designee for the purpose of insuring that the public use requirement of the Lessor is being properly met and for the purpose of insuring that Lessee's fee schedule for all programs, excluding the competitive swim program, is comparable to fees charged by similar facilities within the City of Charlotte, such as, but not limited to, the Young Men's Christian Associations.

To insure that the public use requirement of the Lessor is being properly met, Lessee shall publish summer and winter program schedules. Unless otherwise approved by the Director of the City's Park and Recreation Department, the published schedules shall provide that a minimum of 25% of total lane time during the hours of 6 a.m. to 10 p.m. shall be available for swim programs other than the competitive swim programs. It is understood and agreed that the 25% minimum lane time need not be scheduled evenly throughout the operating day, but shall be adjusted by Lessee to meet program demands and competitive training needs; however, a certain minimum number of lanes shall be made available at all times for non-competitive swimming. During the "short course" when there are a total of 22 lanes, a minimum of 5 lanes shall be made available as needed. During the "long course" when there are a total of 10 lanes, a minimum of one lane shall be made available as needed. In the event a special event is scheduled and the Lessee believes it is necessary to close all lanes to non-competitive swimming activities, it shall obtain the approval of the Director of the City's Park and Recreation Department.

4. Title to Building and Improvements. During the term of this Lease and any renewal thereof, the Lessee shall retain title to the building, pool and any improvements it constructs on the leased premises. Upon the termination of this Lease, whether for noncompliance with any of the terms of this Agreement, abandonment of the premises or the expiration of the term of this Lease or any renewal thereof, title to the building, pool and any other improvements thereon shall revert to the Lessor subject to other provisions

contained herein. The parties anticipate that the facilities built pursuant to the terms and conditions of this Lease will be tax exempt; but should taxes be levied on said facilities, or should there be any personal property taxes levied, it is understood and agreed that the Lessor shall not be responsible for payment of any such taxes.

5. Maintenance and Repairs. Lessee, at its expense, will keep the leased premises in good and clean order and condition, and will promptly make all necessary appropriate repairs, replacements and renewals thereof, whether interior or exterior, structural or non-structural, ordinary or extraordinary, foreseen or unforeseen, to such improvements as may exist from time to time on the land. All replacements, repairs and renewals shall be equal in quality and class to the original work.

6. Utility Services. Lessee will pay or cause to be paid all charges for all public or private utility services rendered to or in connection with the leased premises or any part thereof, and will do all other things required for the maintenance and continuance of all such services. Lessor shall grant to Lessee any easement across City-owned property required for the construction, maintenance and continuance of all such utility services.

7. Improvements and Encumbrances. Lessor and Lessee hereby acknowledge that it is Lessee's intention to enter into a loan agreement with _____, as lender, pursuant to which the lender will loan Lessee a certain sum for the purpose of acquiring and constructing improvements on the leased premises on terms specifically provided in the loan agreement between Lessee and lender.

The lender's loan to the Lessee will be evidenced by a note and the note will be secured by a security interest which conveys to the lender the following:

(a) The leasehold estate created hereunder;

(b) All buildings, structures and other improvements located on leased premises;

(c) All subleases, contracts and other agreements for the use and occupancy of the premises; and

(d) All rents and revenues derived from the use of the premises and the improvements thereon.

Lessor hereby consents to the encumbering of Lessee's interest in the leased premises by the security interest and any other instruments, documents or agreements which Lessee may execute and deliver in connection with any of the indebtedness; however, Lessor shall not be liable for the payment of the sum secured by such security interest, nor for any expenses in connection with the same, and neither such mortgage nor any instrument collateral thereto shall contain any covenant or other obligation on Lessor's part to pay such debt, or any part thereof, or to take any affirmative action of any kind whatsoever. Furthermore, such security instrument shall expressly provide that the beneficiary and trustee therein will seek no money judgment against the Lessor.

8. Entrance Way. The Lessee is granted the right to use the entrance way to Boyce Road Park, as well as all roads, located upon the property of the Lessor adjacent to the leased premises and the parking area in connection therewith.

9. Indemnity and Insurance.

(a) The Lessee shall indemnify and save harmless the Lessor, its agents and employees and assigns, from and against all loss, cost, damages, expense and liability caused by an accident or other occurrence resulting in bodily injury, including death, sickness, and disease to any person; or damage or destruction to property, real or personal; arising directly or indirectly from the Lessee's operations, use or occupancy of the described premises. The provisions of this agreement shall not be waived by any insurance which may or may not be in effect.

(b) Effective with the time the Lessee commences construction on the leased premises, or any earlier date when the Lessee makes actual use of or occupies the leased premises, the Lessee will cause to be written a policy or policies of insurance in the form generally known as "Public Liability" and/or "Comprehensive General Liability Policies" insuring the Lessee against any and all claims and demands made by any person or persons whomsoever for injuries received in connection with the operation and maintenance of the premises, pool, building and improvements located on the leased premises, or for any other risk insured against by such policies. In no such event shall such coverage be for an amount less than $1 Million for bodily injury including death of persons and property damage arising out of a single occurrence. The amount of insurance shall be updated from "time to time" as required by the City but in no event less than on a five year basis. All such policies shall name the Lessor and the Lessee, as their respective interest may appear, as the persons insured and include Contractual Liability and Personal Injury (hazards ABC) coverages.

Lessee further agrees to carry All Risk Property Insurance on the pool, building, and improvements to be erected on leased premises for not less than 80% of its replacement cost value. This value must be updated annually.

(c) Certification of such insurance will be furnished to the Lessor and shall contain the provision that the Lessor be given thirty days written notice of any intent to amend or terminate by either the Lessee or the insuring company.

10. Use of Fees and Accounting. Lessee agrees to maintain records of receipts and expenditures in accordance with its status as a non-profit corporation. Lessee agrees that fees generated by use of the facilities in programs other than the competitive swim program, shall not be used for the exclusive benefit of the competitive swim program, such as the purchase of swim gear or special equipment for the competitive swim team or payment of travel expenses for the competitive swim team.

11. Annual Financial Report. Lessee shall provide to Lessor an annual financial report within ninety (90) days of the end of Lessee's fiscal year, to keep Lessor informed of Lessee's financial condition and the ongoing financial viability of Lessee's programs. The annual report shall contain line items showing income from non-competitive programs, and expenditures for debt service, and operating and maintenance items, in order to satisfy the Lessor that the provisions of Section 10 above have been met. Upon reasonable notice and scheduling, Lessor may review Lessee's books to insure the integrity of the figures.

12. Removal of Trade Fixtures and Equipment. All trade fixtures and equipment installed or placed on the premises by Lessee or acquired by Lessee, at any time during the term of this Lease, or any extension thereof, shall be and remain Lessee's property and Lessee or the holder of any security interest therein shall have the right to remove any or all of the same from the premises at the termination of this Lease. By way of illustration but not limitation, such trade fixtures and equipment include scoreboard, timing system, and weight and exercise equipment.

13. Assignment of Lease. This Lease shall not be assignable without the prior written consent of the Lessor.

14. Setback Requirements. It is understood that the pool, building and any improvements to be erected upon the leased premises shall not be nearer than 200 feet to the nearest property line.

15. Liens. Lessee will not directly or indirectly create or permit to be created or to remain, and will discharge, any lien, encumbrance, or charge on, pledge of or conditional sale or other title retention agreement with respect to the leased premises or any part thereof, other than the mortgage allowed under the terms of this Agreement and the liens of mechanics, materialmen, suppliers or vendors, or rights thereto, incurred in the ordinary course of business for sums which under the terms of the related contracts are not yet due but will become due within sixty (60) days after completion, provided that such reserve or other appropriate provision, if any, as shall be required by generally accepted accounting principles shall have been made therefore.

16. Restoration. In case of any damage to or destruction of the leased premises or any part thereof, Lessee shall notify Lessor in writing, within ninety (90) days from the date or occurrence causing such damage or destruction, whether or not Lessee intends to restore, replace or rebuild any damaged or destroyed improvements. If Lessee elects not to restore, replace or rebuild any such damaged or destroyed improvements, or if, having previously notified such damaged or destroyed improvements, Lessee fails to restore, replace or rebuild such damaged improvements within two (2) years from the date of the occurrence causing such damage or destruction, so that such improvements are comparable in quality, condition and character to their quality, condition and character immediately prior to any such damage or destruction, Lessor shall have the option to terminate this Lease by notice in writing delivered to Lessee on or before the expiration of thirty (30) days after the receipt by Lessor of any written notice from Lessee electing not to restore, replace or rebuild or within thirty (30) days following the expiration of the aforesaid two (2) year period, as the case may be. If Lessor shall exercise its option to terminate this lease pursuant to this paragraph, Lessee shall pay to Lessor any and all insurance proceeds received by Lessee on account of any such damage or destruction (excluding proceeds for Lessee's trade fixtures and equipment) which were not expended by Lessee in the restoration, replacement or rebuilding of the damaged or destroyed improvements, and Lessee's liability for future rent under this Lease shall thereupon terminate, except that, if the mortgage contains a contrary provision, such mortgage provision shall govern

the application of the insurance proceeds, but not otherwise affect the terms and provisions of this paragraph.

17. Approvals by and Notice to Lessor. The Lessor represents that this Lease and the execution thereof has been duly approved by the City Council and all requirements under the North Carolina General Statutes for the lease of public property have been fully complied with. Any notice required by this Lease Agreement will be given to Lessor care of the Director of its Parks and Recreation Department, 310 North Kings Drive, Charlotte, North Carolina 28204.

18. Approvals by and Notice to Lessee. The Lessee represents that this Lease and the execution thereof has been duly authorized and approved by its Board of Directors. Any notices required to be given by the terms of this Lease Agreement shall be given to Lessee at the following address: _____

_____.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

THE CITY OF CHARLOTTE

By _____
Harvey Gantt, Mayor

(SEAL)

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ATTEST:

_____
Secretary

(CORPORATE SEAL)

MECKLENBURG AQUATIC CLUB, INC.

By _____
President

NAME	CHAIRMAN	MEETING DAY & TIME	LOCATION
AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY Staff: Ms. Pat Andrews 372-3600	John H. Maxheim Piedmont Natural Gas Co. P. O. Box 33068 Charlotte, NC 28233 Phone: 364-3129	2nd Tuesday (Monthly, except July and August) 10:30 a. m.	Convention Center Conference Room

#

2 Appointed by Mayor
5 Appointed by City Council

AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY

(7 Members)

Membership - Members are appointed for three-year terms. The Authority elects annually from its membership a Chairman, Vice-Chairman, and Secretary; the Treasurer is the Treasurer of the City of Charlotte.

Responsibilities - To have control of the management and operation of the Auditorium, Coliseum, and Convention Center properties; to have complete authority of such properties and facilities; to make all reasonable rules and regulations deemed necessary for proper operation and maintenance of such properties; and to establish and collect rents and fees for the use of such properties and facilities. The Authority appoints a Manager whose salary is approved by City Council.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)Laurence Cobb W/M	6	Attorney	5/24/82	4/22/85	3 yrs.	4/25/88
*(C)John H. Maxheim W/M	6	Gas Company Exec.	4/22/85		3 yrs.	4/25/88
(C)Edwin B. Peacock W/M	6	Insurance Exec.	5/14/84	4/06/87	3 yrs.	4/25/90
(M)Don Baker	7		4/09/85		3 yrs.	4/25/88
(C)William C. Covington W/M	6	Bank Executive	5/05/86		3 yrs.	4/25/89
(C)Joan E. Jackson	4	Specialty Shop Owner	5/05/86		3 yrs.	4/25/89
(M)Melvin Watt B/M	2	Attorney	4/02/87		3 yrs.	4/25/90

*Chairman

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AUDITORIUM - COLISEUM - CONVENTION CENTER AUTHORITY

Name WILLIAM H. ASHENDORF **Sex/Race** M/W **District No.** 5

Home Address 6040 JESTER LANE, CHARLOTTE, N.C 28211 **Phone No.** 366-7720

Business Address 121 S MINT ST, CHARLOTTE, NC 28202 **Phone No.** 375-8165

Education MYERS PARK HIGH SCHOOL; UNC-CH (B.S IN BUS. ADMIN.) (1961)
UNC-CH SCHOOL OF LAW (J.D.) (1964)

Present Employer SOUTHERN WATCH SUPPLY CO, INC

Job Title CORPORATE TREASURER **Duties** ADMINISTER FINANCIAL AFFAIRS OF THE COMPANY

Business & Civic Experience PRIVATE PRACTICE OF LAW (1965-1980); SOUTHERN WATCH SUPPLY CO., INC (1980-PRESENT), BOARD MEMBER AND OFFICER OF KINDER-MOURN; BOARD MEMBER NCCJ, IMMEDIATE PAST PRESIDENT OF TEMPLE ISRAEL

Interests/Skills/Areas of Expertise KEEN INTEREST IN AREAS OF ATHLETICS AND ENTERTAINMENT IN CITY OF CHARLOTTE AND IN THE FUTURE OF THE CITY. HAVE LEGAL AND BUSINESS SKILLS.

Comments I HAVE LIVED IN CHARLOTTE SINCE I WAS 6 MONTHS OLD. MY FAMILIARITY WITH, AND CONCERN FOR, THE CITY, TOGETHER WITH MY LEGAL AND BUSINESS EXPERIENCE, WOULD, I FEEL, MAKE ME WELL-SUITED FOR THIS AUTHORITY.

I understand that this application will be maintained in the active file for a period of one year only

MARCH 30, 1987 — Date

William H. Ashendorf — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: the Auditorium - Coliseum - Convention Center Authority - or Civil Service Board

Name W.P Holmes **Sex/Race** M/N. **District No.** 2

Home Address 2000 St. John St. Charlotte, N.C 28216 **Phone No.** 392-4658

Business Address — **Phone No.** —

Education B.S. - A&T State Univ

Present Employer Retired - U S Postal Service

Job Title — **Duties** —

Business & Civic Experience Mecklenburg County Park & Recreation Commission (1977-1979)

Interests/Skills/Areas of Expertise Officer in the United States Army Reserves

Comments I believe my Expertise in working in the City will be helpful.

I understand that this application will be maintained in the active file for a period of one year only

3-25-87 W. P. Holmes

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AUDITORIUM - COLISEUM - CONVENTION CENTER AUTHORITY

Name FRANK B MATHEWS **Sex/Race** M/W **District No.** _____

Home Address 5613 IVYGATE LANE - CHARLOTTE 28226 **Phone No.** 541-6439

Business Address 6060 ST. ALBANS STREET - CHARLOTTE 28287 **Phone No.** 553-3295

Education B.A - PSYCHOLOGY & PRE LAW - UNIVERSITY OF CHARLESTON, WEST VIRGINIA; VARIOUS SEMINARS ON PROPERTY MANAGEMENT & MARKETING

Present Employer QUEENS PROPERTIES, INC (DIVISION OF J.A. JONES COS)

Job Title DIRECTOR OF MARKETING **Duties** ADMINISTER ALL OF THE SALES & LEASING RESPONSIBILITIES FOR CO. OWNED PROPERTIES.

Business & Civic Experience CHAIRMAN OF $10,000,000 BUILDING COMMITTEE AT FOREST HILL PRESBYTERIAN CHURCH, WHERE I AM ALSO AN ELDER; ACTIVE IN THE CHARLOTTE CHAPTER OF THE INSTITUTE OF REAL ESTATE MANAGEMENT AND EAST CHARLOTTE ROTARY CLUB.

Interests/Skills/Areas of Expertise I HAVE ACTIVELY BEEN ENGAGED IN THE PROPERTY MANAGEMENT, MARKETING OF COMMERCIAL REAL ESTATE (LEASING/SALES), AND CONSTRUCTION FOR 20 YEARS AND AM A CERTIFIED PROPERTY MANAGER

Comments I WOULD VERY MUCH LIKE TO SERVE THE CITY OF CHARLOTTE WITH MY TIME AND TALENTS AND EXPERIENCE IN MANAGEMENT AND THE REAL ESTATE MANAGEMENT FIELD

I understand that this application will be maintained in the active file for a period of one year only

March 30, 1987 — Frank B Mathews

Date — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte North Carolina 28202

A personal contact with the Mayor s Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AUDITORIUM / COLISEUM AUTHORITY

Name RAYMOND M MICHUE **Sex/Race** M/W **District No.** 7

Home Address 4844 QUAIL CANYON DR. CHAR 28226 **Phone No.** 542-6354

Business Address 4500 PARK Rd CHAR 28209 **Phone No.** 529-1604

Education B.A INDUSTRIAL EDUCATION & TECHNOLOGY 18 CREDITS TOWARDS MASTERS OF EDUCATION

Present Employer CENTRURY 21 TOBIN & LYON REALTY INC

Job Title SALES MANAGER **Duties** SUPERVISION OF 10 SALES PEOPLE / TO KEEP AGENTS INFORMED ON LOCAL ISSUES

Business & Civic Experience MEMBER OF CHARLOTTE BOARD OF REALTORS MEMBERSHIP COMM & LEGISLATURE COMM, MEMBER BLUMFIELD LODGE #40 F&AM, CHARLOTTE CATHEDRAL SCOTTISH RITE, PAST PATRON OF THE ORDER OF EASTERN STAR, PAST STATE MASTER COUNCILOR ORDER OF DEMOLAY, DEACON ALBEMARLE RD PRES.

Interests/Skills/Areas of Expertise THEATRE ARTS MAJOR IN COLLEGE PAST TECHNICAL DIRECTOR OF CHARLOTTE OPERA, PAST PRODUCTION MANAGER NEW JERSEY SYMPHONY ORCHESTRA, I HAVE SERVED AS VISE PRES OF CARMEL VALLEY HOME OWNERS ASSOCIATION

Comments I REALIZE THE IMPORTANCE OF PERFORMING ARTS ESPECIALLY A COMMUNITY OF OUR MAGNITUDE, AND WOULD BE AN ACTIVE MEMBER OF THIS AUTHORITY

I understand that this application will be maintained in the active file for a period of one year only

3-26-87 Ray Michue

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Auditorium, Coliseum - Convention Center

Name BARNEY LEE PARKER **Sex/Race** M-W **District No.** _____

Home Address 1300 Edgewood Road, Charlotte, N.C. 28208 **Phone No.** 399-8476

Business Address Hill Elec. Co., 1124 E. 10th St. 28204 **Phone No.** 377-5988

Education Graduate of high school and some business college.

Present Employer Hill Electric Company, Inc. 1124 E. 10th Street

Job Title Clerk **Duties** office

Business & Civic Experience General office work, payroll clerk, assistant office mgr.

Interests/Skills/Areas of Expertise office machines, etc.

Comments _____

I understand that this application will be maintained in the active file for a period of one year only

March 25, 1987 — Barney Lee Parker

Date — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Auditorium-Coliseum-Covention Center Authority

Name Laura Pelchat **Sex/Race** F / W **District No.** _____

Home Address 1800 Starbrook Drive Charlotte, NC **Phone No.** 552-5325

Business Address 200 Queens Road Charlotte, NC **Phone No.** 333-0171

Education BS in English, Math, Education from Northern Michigan University

Present Employer Touchberry & Associates

Job Title Relocation Director **Duties** Marketing

Corporate and Third party purchased homes.

Business & Civic Experience Election worker in Novi, Michigan. 7 years as Director of Referral Services at a 100 office, 5 state company. Volunteer in several capacities We are now establishing our family in Charlotte, and want to become involved in keeping it such a positive place to live.

Interests/Skills/Areas of Expertise

In dealing with hundreds of transferees over the many years, I have come to understand what families look for in a community.This Authority is one way of creating interest in our communities

Comments Although my past background is not strong in Civic experience, I have a great desire to establish roots and traditions in our new town, and perhaps see the community differently from someone who has grown up in the area.

I understand that this application will be maintained in the active file for a period of one year only

3-2-87 [signature]

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte North Carolina 28202

A personal contact with the Mayor s Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Auditorium-Coliseum-Civic Center Authority

Name Charlene C. Price **Sex/Race** F/B **District No.** 5

Home Address 1012 McAlway Road, Charlotte, N.C.28211 **Phone No.** 365-5129

Business Address 1 Television Place, Charlotte, N.C.28205 **Phone No.** 372-1800

Education B.A. Communications/State University of New York at Buffalo, M.S.-S.I. Newhouse School of Communications/Syracuse University(Specialization-Radio/Television)

Present Employer Bahakel Communications, Inc. WCCB-TV 18

Job Title Director of Public Affairs **Duties** Responsible for any air time utilized as a public service. Direct all activities related to community service on behalf of the station. Write, produce and host public service programs as well as public service spots. Represent the station to our 22 County viewing community. Responsible for adhering to all FCC related requirments.

Business & Civic Experience During the past six years of residence in Charlotte, N.C. I served as Public Affairs Producer at WBTV for four years and two years in my present position at WCCB. My Civic experience is lengthy. I have served on the "Sister Cities Committee." I am currently on the Board of Directors of .The United Way (Community Resources Board), American Lung Assoc., Metrolina Region, Sickle Cell Anemia Assoc., National Council of Christians and Jews Y.W.C.A.A member of N.A.A.C.P., Urban League's "Teens-n-Touch" Advisory Board, Upward Bound, Advisory Board Delta Sigma Theta, Little Rock A.M.E. Zion Church. Cont'd. on attached.

Interests/Skills/Areas of Expertise My solid communications background has given me an opportunity to feel the pulse of all segments of Charlotte. I know that the impact of the growth of this city will affect all of us. The role of the Auditorium, Coliseum Civic Center Authority will be integral. I think I could play an important role in terms of planning and future, and I would look forward to that challenge.

Comments Charlotte is a virbant, thriving and progressive city. It's history has shown a careful planning of it's direction and growth. The Auditorium Coliseum - Civic Center Authority is a key element in this city's growth, and I want to be one who can help make a positive contribution.

I understand that this application will be maintained in the active file for a period of one year only

March 31, 1986 — Charlene C. Price

Date — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

Business & Civic Experience Cont'd.

Some of my honors include the "Knight of the Queen City" award from the city, for community service, The 1983 Community Service Award from the Black Media Association, the Young Career Woman Award from the Business Professional Womans' Association. I also completed the Greater Charlotte Chamber of Commerce, "Community Leadership School."

No. 0013

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Auditorium-Colisium-Convention Center Author/Ty

Name Don D. Reid **Sex/Race** Male/Caucasi **District No.** 7

Home Address 4128 Carnoustie Lane, Charlotte, NC 28210 **Phone No.** 554-6572

Business Address 1515 Mockingbird Lane Suite 304, Charlotte, 28209 **Phone No.** 523-8851

Education B.S. Economics and Political Science

Davidson College, Davidson, NC

Present Employer Reid Associates, Inc. (Advertising and Marketing)

Job Title President - Owner **Duties** Sales

and administration

Business & Civic Experience Vice-President Sales and Marketing Craftsman Graphics, Served as President and Board Member of: 1. Charlotte Basketball Committee 2. Mecklenburg Kiwanis Club 3. Charlotte Sales and Marketing Executives and Board Member Advertising Club of Charlotte Fraternity Advisor at Davidson College, United Appeal.

Interests/Skills/Areas of Expertise Advertising & Marketing; Promotion of Sporting Activities, Creating Promotional Materials; Flying(Commercial License, fixed and rotary wing); Writing

Comments

I understand that this application will be maintained in the active file for a period of one year only

August 31, 1987 Don D. Reid

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

RECEIVED
SEP 1987
OFFICE OF CITY CLERK

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Auditorium-Coliseum-Convention Center Authority

Name Charles W Still **Sex/Race** M/C **District No.** 7

Home Address 1417 Wandering Way Dr - Charlotte 28226 **Phone No.** 364 0117

Business Address 6525 Morrison Blvd - Charlotte 28211 **Phone No.** 365 1220

Education Bachelor Science, Business Administration

Present Employer Hynes Sales Company

Job Title Sales Manager **Duties** Supervise 24 Sales Reps and merchandisers. Sales executive Administrative duties

Business & Civic Experience Member Board of Directors - Food Manufacturers Sales Executive Club 83 84

Interests/Skills/Areas of Expertise Group activities (Church, Community) Skilled communicator and motivator Very qualified to deal with public both small and large groups

Comments

I understand that this application will be maintained in the active file for a period of one year only

3/25/87 — Date

Charles W Still — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Aud. Torium/Coliseum Authority

Name Allyn Straus **Sex/Race** M/CAU **District No.** _____

Home Address 2120 Valencia Terrace **Phone No.** 365-4181

Business Address 1st Charlotte Properties E Morehead 28204 **Phone No.** 377-9000

Education Masters Degree - Fla St - Marketing/Advertising
B S Degree - University of Richmond McCintock/E Mecklenburg '65

Present Employer Self

Job Title Sales - Childrens Accessories, Real Estate **Duties** working with major retailers in 3 state area

Business & Civic Experience Restaurant Management/Insurance Sales/
Personnel Mgt/Co-Owner T-Shirt Printers/Football Coach-Teacher

Interests/Skills/Areas of Expertise All Sports - Music - Concerts - Movies - Books
Highly Imaginative Mind, Big eater of all types of food that could be served - ultimate consumer - excellent thinker - devil's advocate in discussing pros and cons of situations

Comments I probably have been in more arenas and domes, and concert halls than anyone in the area. I have lived in Baltimore, Atlanta, Richmond, Miami, and travelled extensively to NY, Dallas, and Chicago.

I understand that this application will be maintained in the active file for a period of one year only

3/20/87 Allyn H. Straus

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte North Carolina 28202

A personal contact with the Mayor s Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

#12

APPOINTMENTS TO BOARDS AND COMMISSIONS

Information on Nominees

	District	Profession/Business
1. Clean City Committee		
a) Jerry Broughton W/M	7	Owner - Mercedes-BMW Service
b) Hugh B. Lewis W/M	6	Owner - Shooter's Photographic
c) Cindy Dyson W/F	7	Project Manager - Crosland-Erwin
2. Sister Cities Committee		
a) Jerald Melberg W/M	2	Pres. - Jerald Melberg Gallery
b) Dorothy Crockett B/F	4	2nd V. P. - C & C Cleaning, Inc.
c) Iris Goulston-Madison W/F	5	Psychiatric Social Worker - Charter Pines Hospital
d) Marta S. Shaw W/F	4	Professor of German, Wingate College
e) Douglas Martin W/M	6	Attorney - Palmer, Miller, Campbell & Martin
f) Sidney Lockaby W/F	6	Staff Mgr. - Southern Bell
g) Helmut Renner W/M	4	Plant, Energy and Utilities Engineer - UNCC

7 Appointed by Mayor
13 Appointed by City Council

CHARLOTTE CLEAN CITY COMMITTEE

(20 Members)

Membership - Appointments are for three-year terms and appointees may reside anywhere in Mecklenburg County. No member may serve more than two consecutive full terms.

Responsibilities - Litter control ordinances and education; solid waste management recommendations; recycling projects; and prison alternatives through community service work programs.

MEMBER	DISTRICT	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)Millie Milsted W/F	3	6/09/86		3 yrs.	6/30/89
(C)Nancy Garber W/F	1	10/28/85	6/09/86	Unexp.	6/30/89
(C)Priscilla Duncan B/F	4	3/08/82	6/13/83		
			6/09/86	3 yrs.	6/30/89
(M)John A. Powell W/M		3/24/87		Unexp.	6/30/89
(C)Robert Washington B/M	2	2/09/87		Unexp.	6/30/88
*(M)Robert J. McGrath W/M	5	8/04/86	5/15/87	3 yrs.	6/30/90
(C)Ethel Grier		6/10/85		3 yrs.	6/30/88
(C)Joseph H. Spencer, Jr.		6/10/85		3 yrs.	6/30/88
(C)Eric A. Peterson W/M		7/08/85		3 yrs.	6/30/88
(M)Nancy Mayer W/F	7	1/25/83	6/13/85	3 yrs.	6/30/88
(M)Willie DeShields B/M	5	7/13/84	5/15/87	3 yrs.	6/30/90
(C)Kelly V. Kunicki W/F	1	8/11/86	6/08/87	3 yrs.	6/30/90
(C)Jo G. Lammonds W/F	5	8/11/86		Unexp.	6/30/88
(M)Carol Knorr W/F	6	8/14/86	5/15/87	3 yrs.	6/30/90
(C)Ed Robertson		3/09/87	6/08/87	3 yrs.	6/30/90
(C)Donnell Harris B/M		3/09/87		Unexp.	6/30/88
(C)Jack Corbell W/M	3	6/22/87		3 yrs.	6/30/90
(C)Norman Hill W/M	5	6/22/87		3 yrs.	6/30/90
(M)Stephen Wellons W/M	6	7/14/87		3 yrs.	6/30/90
(M)Bonnie E. Burns W/F	5	8/17/87		Unexp.	6/30/88

*Chairman

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Clean City Committee

Name Jerry Myrle Broughton **Sex/Race** M/W **District No.** 7

Home Address 6420 Hazelton Drive **Phone No.** 704-553-7202

Business Address 1304 S. Tryon Street 28203 **Phone No.** 704-372-4433

Education 15 years

Present Employer Mercedes-BMW Service Inc.

Job Title Owner **Duties** Administration

Business & Civic Experience helped with Springfest; Active in the business community as real estate owner and developer and in automobile business since 1972. Accustomed to decision making

Interests/Skills/Areas of Expertise Licensed pilot, licensed scuba diver, runner in Charlotte Observer Marathon, licensed heavy equipment operator; Additional skills-- versed in plumbing, electrical, contracting, equipment repair

Comments Interested in cleaning up North Charlotte--the gateway area to the city (Trade Street); interested in providing low income housing for Charlotte residents

I understand that this application will be maintained in the active file for a period of one year only

4/8/87 Jerry M Broughton

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

RECEIVED
APR 9 1987
OFFICE OF CITY CLERK

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink.

Committee, Commission, Board or Authority: Clean City Committee
Parks Advisory Committee
Tree Advisory Commission

Name Cindy Dyson **Sex/Race** F/C **District No.** 7

Home Address 6345 Gaywind Drive Charlotte 28226 **Phone No.** 366-8482

Business Address 125 Scaleybark Road Charlotte 28209 **Phone No.** 523-0272

Education B.S.B.A. Butler University Indianapolis, Ind. 1973
Major - Statistical Analysis Minor - Economics

Present Employer Crosland Erwin - Associates

Job Title Project Manager **Duties** Real Estate Development and related special projects

Business & Civic Experience Director & Treasurer - Charlotte Apartment Association (past)
Secretary - Building Owners and Managers Assoc, Carolinas & Virginias (past)
Secretaty - North Carolina Income Properties Assoc (current)

Interests/Skills/Areas of Expertise Real Estate development and management, budgeting/economics, landscape planning, design and maintenance, communications.

Comments I have been active in business and trade organizations and am anxious to serve Charlotte and Mecklenburg county through community and civic activities.

I understand that this application will be maintained in the active file for a period of one year only

November 10, 1986 — Cindy Dyson
Date — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to:

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended.

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

RECEIVED

AUG 11 1987

OFFICE OF THE MAYOR

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink.

Committee, Commission, Board or Authority: Charlotte Clean City Commi

Name Hugh B. Lewis **Sex/Race** M/W **District No.** _____

Home Address 1709 Dilworth Rd. W. **Phone No.** 334-7267

Business Address 1001-C W. Tremont Ave. **Phone No.** 375-8069

Education BS Graphic Arts and Photography, Rochester Institute of Technology, Rochester, NY

Present Employer Shooter's Photographic, Inc.

Job Title Owner **Duties** Photo production plus business management

Business & Civic Experience Owner and manager of own business Past Teasurer of the Charlotte Ad Club Use of photographic talents for production of images for non-profit organizations (MMAES INN and Telefriend).

Interests/Skills/Areas of Expertise As a commercial photographer I have knowledge of promotion, public relations, graphic design, and the other areas of printed material production. Of late I have become interested in law and the judicial system of our society.

Comments I wish to help the city and its citizens make law makers, law enforcers, and judges understand the need for tougher laws against dumping

I understand that this application will be maintained in the active file for a period of one year only

8-10-87 _____

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees. Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended.

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

9 Appointed by Mayor
16 Appointed by City Council

SISTER CITIES COMMITTEE

(25 Members)

Membership - Members are appointed for two-year terms. The Mayor appoints the chairperson as one of his nine appointments. No member may serve more than two consecutive full terms.

Responsibilities - To provide a program of planned and continuous contact between Charlotte and other designated cities, and their citizens, to bring together both municipal and voluntary community resources to strengthen international understanding by taking an active role in world affairs.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)Norman Mitchell B/M	3	Retired Federal Worker	11/25/85	4/14/86	2 yrs.	4/05/88
(C)Charles H. Noe W/M	6	Accountant	4/09/84	4/14/86	2 yrs.	4/05/88
(M)Klaus J. Bardt W/M	7		5/22/84	4/14/86	2 yrs.	5/30/88
(C)Bernard L. Schroder W/M	6	Textile Engineer	6/24/85	4/14/86	Unexp.	4/05/88
(M)MarDee Baker		Accountant	11/17/86		2 yrs.	5/30/88
(C)John B. Kuhn W/M	5	Banker	6/24/85	4/14/86	2 yrs.	4/05/88
(M)Sara Hartnett W/F	3	Loan Originator	1/13/87		Unexp.	5/30/88
(C)David D. Townsend	4	Business Administrator	4/09/84	4/14/86	2 yrs.	4/05/88
(C)Ed Lasher W/M	4	City-Real Estate Div.	4/09/84	4/14/86	2 yrs.	4/05/88
*(M)Manuel L. Zapata W/M	6		5/22/84	4/14/86	2 yrs.	5/30/88
(C)Margaret F. Palmer W/F	0	College Instr.-Spanish	4/09/84	4/14/86	2 yrs.	4/05/88
(M)Jay Rolls		Accountant	11/17/86		2 yrs.	5/30/88
(M)Jerry Licari		Accountant	11/17/86		2 yrs.	5/30/88
(C)Lyn R. Renwick W/F	7	Homemaker/Extensive Traveller	9/23/85	4/14/86	2 yrs.	4/05/88
(C)Jack Messer W/M	7	Chamber of Commerce	10/27/86		Unexp.	4/05/88
(C)Larry Harmon W/M	7	Dir./Int. Business Ctr.	4/14/86		2 yrs.	4/05/88
(C)Lee Major W/F	6	Ret. Nwspr. Fashion Ed.	4/14/86		2 yrs.	4/05/88
(C)Wilson Edmunds W/M	5	IBM Staff Programmer	4/14/86		2 yrs.	4/05/88
(C)Elizabeth Wilson W/F	6	Acct. Mgr./Am. Telev & Communication	4/14/86		2 yrs.	4/05/88
(C)Jeanne P. Johnson W/F	2	Marketing Rep.	4/14/86		2 yrs.	4/05/88
(C)Kimm Jolly W/F		Dir. Intern'l. House	4/14/86		2 yrs.	4/05/88
(C)Robert M. Bryan W/M	7	Attorney	1/12/87		Unexp.	4/05/88
(M)Minnie Mitchell						4/14/88
(M)Harold Josephson						4/14/88
(M)Frederick Benson						4/14/88

*Chairman

No. 001.

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Sister-Cities Committee

Name Dorothy Crockett **Sex/Race** F B **District No.** 4

Home Address 6038 Craftsbury Drive **Phone No.** 568-6938

Business Address 920 N. Graham St City 28206 **Phone No.** 332-2963

Education West Charlotte High 1957 A&T State University 1957 – 1960

Present Employer C & C Cleaning Inc

Job Title 2nd Vice President **Duties** Bookkeeping Public Relations

Business & Civic Experience Member Charlotte Chapter National Association of Women in Construction Treasurer Davidson Elementary School P.T.A. Black Women's Caucus, N.A.A.C.P. S.C.L.C. (Convention chairman childers member Public Relations/Education committee

Interests/Skills/Areas of Expertise

Comments It would be a honor to be appointed to serve on this committee

I understand that this application will be maintained in the active file for a period of one year only

Sept 1, 1987 Dorothy Crockett

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

RECEIVED
SEP 4 1987
OFFICE OF CITY CLERK

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Sister Cities Committee

Name Iris Goulston-Madison **Sex/Race** Female/W **District No.** 5

Home Address 6905 Needham Dr, Matthews **Phone No.** 332-1884

Business Address Charter Pines Hospital, Randolph Rd, Charlotte **Phone No.** 365-5368

Education Master of Social Work Degree (MSW) August '86 from the University of Iowa B A Degree in Hispanic Studies May '73 from Smith College, Northampton, MA Attended the University of Illinois Junior Year Abroad Program in Barcelona, SPAIN (1976 77)

Present Employer Charter Pines Hospital

Job Title Psychiatric Social Worker **Duties** Perform initial psychosocial assessments, provide individual and family therapy facilitate sexuality group for adolescents and support group for parents, work with community agencies to provide appropriate discharge planning

Business & Civic Experience Served as Public Health Advisor for the U S Centers for Disease Control (CDC) Assigned to various health departments throughout the United States worked closely with county and city governments and with other public and private agencies to promote federal standards and programs (May 1980 - May 1984) Served as International Project Director for the Peruvian Ministry of Education in Arequipa, Peru initiated, developed, implemented and coordinated program between Peruvian English teachers and American teachers (June 1979 - August 1979) over →

Interests/Skills/Areas of Expertise Strong interest in foreign cultures and promotion of cultural awareness / excellent verbal and written communication skills in both Spanish and English / experience in public speaking and in the functioning of government agencies / knowledge and experience in public relations work and in the use of computers knowledge and experience in program planning, development and evaluation. Ability to work hard to accomplish desired objectives and goals

Comments I will work hard to promote and improve understanding, communication and friendship among Charlotte and her sister cities I eagerly await your response I am knowledgeable about the Charlotte area, its agencies and corporations

I understand that this application will be maintained in the active file for a period of one year only

12/15/86 Iris Goulston-Madison

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor s Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

Submitted 12/86

No. 0009

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Sister Cities Committee

Name Sidney R. Lockaby **Sex/Race** WF **District No.** 6

Home Address 3336 Tinkerbell Lane, 28210 **Phone No.** 553-1333

Business Address 1304 Southern National Center 28202 **Phone No.** 378-8442

Education BS Mathematics, Masters - Decision Sciences

Present Employer Southern Bell Telephone

Job Title Staff Manager - Major Account Technical Team **Duties** Consulting/long-range planning of communications systems for large companies

Business & Civic Experience none other than a basic interest in community, Church, Discovery Place, Mint, charity

Interests/Skills/Areas of Expertise Exercise - running/tennis/skiing, Gourmet cooking, computers, international travel & study, learning & reading, would like very much to become more involved with helping others in the community, skills - computers planning, organizing, sorting

Comments would like to learn more about our city as well as international cities, would like to improve communications skills and foreign language skills

I understand that this application will be maintained in the active file for a period of one year only

9/1/87 Sidney R. Lockaby

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

RECEIVED
SEP 3 1987
OFFICE OF CITY CLERK

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

No. 0005

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Charlotte Sister Cities Committee

Name Douglas M. Martin **Sex/Race** M/W **District No.** 6

Home Address 1109 East Morehead Street, Charlotte, NC 28204 **Phone No.** 377-7671

Business Address 1800 First Citizens Plaza, Charlotte, NC 28202 **Phone No.** 377-5700

Education Emory University (BA in Political Science) - 1970

University of North Carolina School of Law (J.D. 1974)

Present Employer Palmer, Miller, Campbell & Martin, P.A.

Job Title Attorney **Duties** General practice of law with emphasis in civil litigation.

Business & Civic Experience Little Theater of Charlotte (1979-present), The Barkley Forum Foundation (1970-present), Unit Commissioner, Boy Scouts of America (1971-1976), N.C. Bar Association, N.C. State Bar, Mecklenburg County Bar Association, N.C. Association of Defense Attorneys, Charlotte Sister Cities Committee(Arequipa Peru)

Interests/Skills/Areas of Expertise Public speaking, communications, law, and theater

Comments I was appointed as an ad hoc member of the Sister Cities Committee by Manuel L. Zapata and have recently been designated as Chairman of the Arequipa Committee.

I understand that this application will be maintained in the active file for a period of one year only

September 18, 1987 — Douglas M. Martin

Date — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

RECEIVED
SEP 21 1987
OFFICE OF CITY CLERK

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

No. 0006

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Sister Cities Committee

Name Jerald L Melberg **Sex/Race** W/M **District No.**

Home Address 415 West 10th Street Charlotte, NC 28202 **Phone No.** 334-6197

Business Address 119 East 7th Street Charlotte, NC 28202 **Phone No.** 333-8601

Education Bob Jones University- Journalism/Drama Major

Present Employer Self- Jerald Melberg Gallery Inc.

Job Title President **Duties** Art Dealer

Business & Civic Experience Current board member- Charlotte Repertory Theatre

Past board member- Springfest Inc., past member- City County 1% for the Arts Committee,

Advisor to the Sister Cities Committee for the exhibition "Art From Arequipa"

Interests/Skills/Areas of Expertise Contemporary Art, Theatre, Communications, Marketing

Comments

I understand that this application will be maintained in the active file for a period of one year only

27 August 87 August 26, 1987

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

RECEIVED
AUG 31 1987
OFFICE OF CITY CLERK

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

No. 0014

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Sister Cities Committee

Name HELMUT W. RENNER **Sex/Race** M/W **District No.** 4

Home Address 5500 Faulconbridge Rd. **Phone No.** 568-1406

Business Address UNCC, Physical Plant **Phone No.** 547-2168

Education BS, MS Mech. Engineering, Management Certificate.

Present Employer University of North Carolina at Charlotte.

Job Title Plant, Energy and Utilities Engineer **Duties**

Proffesional Engineer, manage all plant facilities at University. Meet with Architects,

Business & Civic Experience Engineers and Contractors to review new projects.

Member of : AIPA, AARP.

Interests/Skills/Areas of Expertise Charlotte is a great City with international character. As a naturalized US Citizen, living three years in Charlotte, I would like to help bring an understanding between our City and people of all standings in different nations.

Comments Other places of residence: Antofagata/Chile with frequent visits to Peru. Duesseldorf/Germany. First visit to mainland China 1957.

I understand that this application will be maintained in the active file for a period of one year only

Date 9-15-87 Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

RECEIVED
SEP 16 1987
OFFICE OF CITY CLERK

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Charlotte Sister Cities Committee

Name Marta S. Shaw **Sex/Race** F Cauc **District No.** _____

Home Address 6913 Random Place **Phone No.** (704) 563-1650

Business Address Wingate College Wingate, NC **Phone No.** 233-4061

Education college graduate teaching and dental assisting degree

Present Employer Wingate College, Wingate, NC

Job Title Professor of German **Duties** teaching German and planning and directing German program

Business & Civic Experience Five years as teacher of Dental Assisting; five years as German teacher at college level. Three years as special educ. assistant Charlotte Mecklenburg schools. Discovery Place volunteer and translator - Sister Cities visitors. Also served as Sister Cities hostess

Interests/Skills/Areas of Expertise Started German class and club at elementary level in local school. Served as President New York State Dental Assisting Society; acted as bi-lingual lecturer for dental supplier, Cologne, Germany. Strong people-oriented talents and experience. Extroverted and an excellent organizer

Comments The applicant has extensive travel and living experience in W Germany. Speaks colloquially correct German and relates well to the people.

I understand that this application will be maintained in the active file for a period of one year only

12/30/86 — Marta Shaw

Date — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees. Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983