AGENDA

Meeting Type:	B
Date.	06-23-1989
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Clark

Mayor and Council Communication

From

Subject **Memo No. 49**

June 23, 1989

CALENDAR

Calendar for the week of June 26 - June 30, 1989

Monday, June 26, 1:00 p.m. **Council-Manager luncheon preceding the Council meeting.**

AGENDA NOTES

Agenda Correction - Item No. 12

The heading of this item should read "...a resolution approving the FY90-91 budget plan...", not the FY90-92 budget plan. This was a typographical error.

Item Nos. 5 - 11 - Zoning Decisions

Attached is information from the Planning Department on the Chantilly/ Commonwealth rezonings.

Addendum - Item 13A

Attached is an addendum to the agenda - discussion of the street closings along Independence Boulevard.

Also attached is a memorandum from City Attorney Henry Underhill addressing a question that was raised at the June 12 Council meeting concerning whether the closings constituted an illegal taking of property.

Clarification - Item No. 14

Charlotte-Mecklenburg Housing Partnership - The agenda item states on page 10 that "Each project will be individually approved by City Council prior to funding by the City." This is not in the agreement nor was it the intent. The proposed agreement provides for the City Manager to approve repayment agreements for each individual project up to the maximum of $2 million authorized by Council.

13A. **Discussion of street closings along Independence Boulevard - Norland Road, Woodland Drive, Wilshire Place, Pierson Drive, and Westchester Boulevard.**

Attached is information that was sent to Council in the June 21, 1989 Council-Manager memorandum including a chronology of the through-traffic control plan for the Eastway Park/Sheffield neighborhoods.

Street Closings Along Independence Boulevard

Several citizens appeared before Council on June 12 concerned about the five street closings along Independence Boulevard. These streets were closed at the request of Eastway Park/Sheffield neighborhood residents who had concerns about neighborhood through traffic and particularly, the impact of Independence Boulevard reconstruction on neighborhood traffic as motorists seek alternative routes.

A series of neighborhood meetings dating back to 1978 have been held on this subject. The most recent public meeting was held on March 17, 1988 for which over 600 residents were hand-delivered notices and 200 people attended. At that time, approximately 72% of the households represented supported the closings. We shared this information with Council on March 18, 1988.

The closings have been implemented as a result of neighborhood initiative. If neighborhood residents feel differently about the closures now, then the barriers can be removed.

Attached is a report from CDOT about the closures, including a chronology of the meetings held to discuss the plan. A question was also raised on June 12 concerning whether the closings constituted an illegal taking of property. The City Attorney will be addressing that issue in a separate memo, which will be sent to you on Friday, June 23.

Through-Traffic Control Plan for Eastway Park/Sheffield

The Department of Transportation implemented a through-traffic control plan for the Eastway Park and Sheffield neighborhoods on Thursday, June 15, 1989. Closure of the five streets from these neighborhoods to Independence Boulevard was requested by 72 percent of the 200 people attending a public meeting held at Eastway Junior High School on March 17, 1988. This meeting had been requested by Council after several neighborhood residents complained that they were unaware of the through traffic measures. Over 600 residents of the area were hand-delivered notices of the March 17th meeting, and the meeting received considerable media coverage.

Key elements of the through-traffic control plan are:

- The closures were installed initially using wooden barricades. If the closures remain, CDOT will replace the wooden barricades with steel guard rail. CDOT will work with the Engineering Department to design permanent closures. No right-of-way abandonment is planned so a public hearing is not required to be held for the permanent closures. Before designs are finalized and cul-de-sacs are constructed, a meeting will be held with the impacted property owners on the streets to be closed.

- Implementation of the through-traffic control plan was delayed until construction of the first phase of Independence Freeway/Expressway caused periodic lane closures. The reduction in the number of through lanes on Independence between Eastway Drive and the old Coliseum increases the amount of unwanted traffic traveling through the Eastway Park/Sheffield neighborhoods due to increased congestion in the area.

- The closures must be located between the residential area and the businesses fronting Independence Boulevard. Otherwise, through traffic would use the parking lots to bypass the closures. Residents attending the public meetings were told frequently that a decision for plan implementation would reduce their accessibility to US 74 commercial areas. Residents will have Eastway Drive or Albemarle Road to reach US 74, and the businesses in between. Access to US 74 businesses from this major highway will be maintained during and following construction.

- The effectiveness of the through-traffic plan hinges on closure of all five street connections to US 74 between Eastway Drive and Albemarle Road. At the neighborhood meetings, residents expressed concern that through-traffic motorists would soon discover the availability of a route (if one street were left open) from US 74, and the unwanted traffic would continue.

Attached is a chronology of events in the development of the Eastway Park/Sheffield through-traffic control plan.

THROUGH-TRAFFIC CONTROL PLAN FOR THE EASTWAY PARK/SHEFFIELD NEIGHBORHOODS

CHRONOLOGY

DATE	EVENT
1978-79	Discussions with residents of the Eastway Park and Sheffield neighborhoods result in the identification of neighborhood through-traffic as a major concern. It was decided to delay implementation of any traffic control measures until construction of the Independence Freeway/ Expressway begins.
November, 1986	Former Council member Ann Hammond requests the department to hold community meetings in the Eastway Park, Sheffield, Winterfield, and Amity Gardens neighborhoods to discuss possible increases in neighborhood through-traffic as a result of US 74 freeway/expressway construction.
January 7, 1987	A general meeting of the affected neighborhoods is held to discuss the Independence Freeway/Expressway project along with possible strategies to restrict neighborhood access from US 74. The majority of the 101 persons attending the meeting request the department to continue work on a traffic control plan.
May 4, 1987	A meeting for the Amity Gardens neighborhood is held. The majority of the 75 attendees favor no change in neighborhood access to US 74. The Department of Transportation ends planning for through-traffic restrictions in the Amity Gardens area.
May 5, 1987	A meeting is held for the Sheffield and Winterfield neighborhoods. The majority of 25 attendees support elimination of access from their neighborhoods to US 74.
May 12, 1987	A meeting is held for Eastway Park residents. The majority of 52 attendees advocate development of specific measures to reduce through-traffic from US 74.

THROUGH-TRAFFIC CONTROL PLAN FOR THE EASTWAY PARK/SHEFFIELD NEIGHBORHOODS

CHRONOLOGY (Page 2)

DATE	EVENT
September 30, 1987	A meeting is held for residents of Eastway Park, Sheffield, and Winterfield to present a detailed design for severing access to these neighborhoods from Independence Boulevard. There is near unanimous support among the attendees for the design developed by City Engineering Department and the Department of Transportation. Persons at the meeting urge completion of the traffic restrictions before work begins on Phase I of the US 74 project (between the old Coliseum and Eastway Drive).
December 28, 1987	Council approves a plan to sever access between Independence Boulevard and five streets (Norland Road, Westchester Boulevard, Woodland Drive, Wilshire Place, and Pierson Drive). The proposal will be included in the 1989-93 Capital Improvement Program for first-year funding.
January 11, 1988	Russ Jackson (1020 Pierson Drive) addresses Council about concerns on the through-traffic control plan. As a result of concerns that some residents may not have had an opportunity for input, Council requests the department to hold another public meeting on the issue.
March 17, 1988	A public meeting to review proposed street closures in the Eastway Park/Sheffield neighborhoods is held. Over 600 residents in the affected area are hand-delivered notices of the meeting. About 200 residents attend the meeting. At the end of the meeting, each household in the neighborhoods indicates in writing their preference for closures, either permanent or temporary. About 72 percent support closure of the five streets.
March 1989	Construction begins on Phase I of the US 74 Freeway/Expressway project.
June 15, 1989	The five streets are closed using temporary barricades.

MEMORANDUM

June 22, 1989

TO Mayor and City Council

FROM Henry W Underhill, Jr
City Attorney

SUBJECT Street Closings - Amity Gardens Shopping Center

At the June 12 Council meeting, the owners of the Amity Gardens Shopping Center and their attorney appeared before Council to express their concern over the City's closure of several neighborhood streets that connect to Independence Boulevard in the vicinity of the shopping center Mr Michael, attorney for the shopping center owners alleged that the use of the City's police power to close the street had the effect of legally "taking" the shopping center's property City Council requested that I examine Mr Michael's contentions and respond

In this regard, I have attached a memorandum from Anthony Fox, Assistant City Attorney, which addresses the legal issue of whether or not the City's closing of the streets in question constitutes a taking of the shopping center property thereby entitling its owners to compensation As you will observe from reviewing this memorandum, it is our conclusion that street closings are a valid use of the City's police power and changing the traffic pattern in the exercise of the police power is not compensable

I trust this adequately addresses this matter If additional information is desired, please let me know

HWUjr/ef
Attachment

MEMORANDUM

TO Henry Underhill, Jr.
City Attorney

FROM Anthony Fox
Assistant City Attorney

DATE: June 22, 1989

RE: Closure of Streets in the Vicinity of Independence Freeway/ Amity Gardens Shopping Center

Recently, the owners of the Amity Gardens Shopping Center and numerous business people who are tenants within the shopping center have expressed their concern over the City's closure of several neighborhood streets in the Sheffield Park and Amity Gardens neighborhoods. William S. Michael, attorney for the owners of the Amity Gardens Shopping Center has alleged that the use of the City's police power to close the streets will have the effect of lowering the property value of the shopping center and is tantamount to a "taking" of the Center's property. This memo addresses the legal authority for the closure of City streets.

Pursuant to Section 160A-296 of the North Carolina General Statutes, the City has general authority and control over all public streets within its corporate limits, except those otherwise vested in the Board of Transportation. The authority of the City to control its streets includes the power to close any street or alley, either permanently or temporarily The authority of the City to close a street within its corporate limits applies whether the street lies within a subdivision or is of other origin. A City may exercise its authority to close a street by closing all or a part of such street, provided the closing of the street does not deprive the property owner of reasonable ingress and egress.

The rights of land owners with property abutting a street or highway are set forth in the landmark case of Wofford v. N.C. State Highway Commission, 263 N.C. 677, 140 S.E. 2d 376, cert. denied, 382 U.S. 822 (1965). In Wofford, the Court affirmed the authority of a City to close all or part of a street provided such closing does not deprive a property owner of reasonable ingress and egress. The Court explained the law relating to the closure of streets as follows:

> "The landowner has an easement consisting of the right of reasonable access to the particular highway on which his land abuts. He has no constitutional right to have anyone pass by his premises at all; highways are built and maintained for public necessity, convenience and safety in

travel and not for enhancement of property along the route. An abutting landowner is not entitled to compensation because of circuity of travel to and from his property; such inconvenience is held to be no different in kind, but merely in degree, from that sustained by the general public, and is damnum absque injuria.

....

.... [W]here movement of travel has been limited to one direction, the landowners right to use the street is no more restricted than is that of other citizens making use thereof, and the landowner has no constitutional right to have others pass his premises. Barnes v. Highway Commission, 257 N.C. 507. The restriction upon the landowner and the restriction upon the public generally, in the use of the street for travel, is not different in kind, but merely in degree. A property owner is not entitled to compensation for mere circuity of travel. Absolute equality of convenience cannot be achieved, and those who purchase and occupy property in the proximity of public roads or streets do so with notice that they may be changed as demanded by the public interest. Id., citing, Board of Transportation v. Bryant, 59 N.C. App. 256 (1982); Board of Transportation v. Warehouse Corporation, 44 N.C. App. 81 (1979).

Consequently, the courts have indicated that a landowner has no right to have the flow of traffic past property undiminished or to insist that it continue to flow in both directions. The North Carolina Supreme Court in Barnes, supra , found that changing the traffic pattern was a valid traffic regulation in the exercise of police power and concluded that injury, if any, was not compensable. The Plaintiff in Barnes, like the owners of the Amity Gardens Shopping Center, claimed a diminution in the value of their businesses when the Highway Commission built a median dividing two northbound lanes and two southbound lanes. After the median was constructed, the plaintiff only had access to the southbound traffic. The court held that this was not damage for which compensation may be recovered since such damage resulted, not from the taking of any interest in land, but from a police regulation governing the use of the highway by the public generally. See also: Realty Corp. v. Highway Commission, 15 N.C. App. 704 (1972).

The Court has also indicated that noncompensable injuries to property values which result from the enactment of valid traffic regulations do not become compensable merely because some property was coincidentally taken in connection with a project, even if the project put the regulations into effect. This was the contention advanced in Board of Transportation v. Warehouse Corporation, 300 N.C. App. 700 (1980). The Court, in rejecting this contention, cited Wofford v. Highway Commission, supra.,

and Barnes v. Highway Commission, supra. These principles appear to be well settled.

I hope you find this information helpful If I can be of any further assistance, please let me know.

AF/dm

INNOVATIVE HOUSING FUND STATUS REPORT AS OF JUNE 22, 1989

PROJECTS FUNDED	DATE APPROVED BY COUNCIL	# OF UNITS	TOTAL PROJECT COST	AMOUNT OF CITY PARTICIPATION	AMOUNT OF PRIVATE PARTICIPATION	LEVERAGE RATIO (Private Funds to City)	CITY COST PER UNIT
Summit Avenue Second Mortgages (Homeownership)	6-23-86	24	$ 1,693,765	$ 443,765	$ 1,250,000	2.8:1	$18,490
Shalom Homes (Rehab/Sale)	11-10-86	3	N/A	64,346	0	N/A	N/A
Highland Park Feasibility Study		0	N/A	17,000	N/A	N/A	N/A
Grier Heights Economic Foundation (Foundations for relocation of houses)	7-11-88	6	N/A	85,727	0	N/A	N/A
Hoskins Mill (Private Rental Housing)	7-11-88	189	8,055,000	2,355,346	5,699,654	2.4:1	12,462
Winman Park (Private Rental Housing)	9-13-88	17	523,000	150,000	373,000	2.5:1	8,823
Habitat for Humanity (Homeownership)	9-26-88	8	276,850	52,850	224,000	4.6:1	6,600
McAlpine Terrace/Stonehaven (Private Rental Housing)	1-17-89	162	7,709,820	500,000**	7,209,820	5.2:1	9,115
Habitat for Humanity (Homeownership)	4-24-89	75	3,200,000	1,200,000*	2,000,000+	1.6:1	16,000
Saratoga Park (Private Rental Housing)	4-24-89	20	650,000	215,000	435,000	2.0:1	10,750
	SUBTOTAL	504	$22,108,435	$5,084,034	$17,191,474		
Spring Harbor/Delta Road - PROPOSED (Private Rental Housing)		176	8,145,000	1,975,000	6,170,000	3.1:1	11,221
	TOTAL	680	$30,253,435	$7,059,034	$23,361,474		

APPROPRIATIONS TO INNOVATIVE HOUSING FUND	AMOUNT
FY86 General Revenue Sharing	$ 400,000
FY87 General Revenue Sharing	500,000
FY88 Pay-As-You-Go Capital	2,500,000
FY89 Pay-As-You-Go Capital	3,500,000
FY88 Community Development Block Grant	1,200,000*
TOTAL	$8,100,000

CURRENT FUNDS AVAILABLE IN INNOVATIVE HOUSING FUND	
Total Appropriations	$8,100,000
Expenditures to Date	-$5,084,034
Subtotal	$3,015,966
Spring Harbor (Proposed)	-$1,975,000
Total Funds Available	$1,040,966

*CDBG funds are to be used for acquisition, rehabilitation and infrastructure only, not new construction.
**City subsidy required after construction: 1st Year Maximum $300,000 - Yearly Maximum $275,000

CHARLOTTE

Council Agenda June 26, 1989

FILE COPY

CHARLOTTE

Meetings in June '89

THE WEEK OF JUNE 1 - JUNE 3

1	Thursday, 4 00 p.m.	CITY COUNCIL OPERATIONS & PROCEDURES COMMITTEE - CMGC, Room 270

THE WEEK OF JUNE 4 - JUNE 10

5	Monday, 12 Noon	PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room
6	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room

THE WEEK OF JUNE 11 - JUNE 17

12	Monday, 12 15 p.m.	PLANNING COMMISSION/Zoning Committee - CMGC, Meeting Chamber Conference Room
	Monday, 6 00 p m	COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Room
	Monday, 7 00 p m.	CITIZENS HEARING - CMGC, Meeting Chamber
	Monday, 7 30 p m	CITY COUNCIL MEETING - CMGC, Meeting Chamber
	Monday, 7 30 p m	HISTORIC PROPERTIES COMMISSION - 1221 S Caldwell Street
13	Tuesday, 4 00 p.m	AIRPORT ADVISORY COMMITTEE/Work Session - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 4 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Ad Hoc Committee for Library - CMGC, 8th Floor Conference Room North
	Tuesday, 4 00 p.m.	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
14	Wednesday, 8 30 a.m.	CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room
15	Thursday, 8 00 a.m.	CLEAN CITY COMMITTEE - CMGC, Conference Center, Room 267
	Thursday, 5 00 p m.	CHARLOTTE-MECKLENBRG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
	Thursday, 7 00 p.m.	CHARLOTTE TREE ADVISORY COMMISSION - 701 Tuckaseegee Road
16	Friday, 7 30 a m	PLANNING LIAISON COMMITTEE - CMGC, 8th Floor Conference Room

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Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF JUNE 18 - JUNE 24

19	Monday, 5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room
	Monday, 6 00 p.m.	**CITY COUNCIL/Zoning Hearings** - CMGC, Meeting Chamber
20	Tuesday, 2 00 p.m.	**HOUSING AUTHORITY** - 1301 South Boulevard
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
21	Wednesday, 7 00 p.m	**METROPOLITAN PLANNING ORGANIZATION** - CMGC, 8th Floor Conference Room

THE WEEK OF JUNE 25 - JUNE 30

26	Monday, 1 00 p.m.	**COUNCIL/MANAGER LUNCH** - CMGC, Meeting Chamber Conference Room
	Monday, 2 00 p.m.	**CITIZENS HEARING** - CMGC, Meeting Chamber
	Monday, 2 30 p m.	**CITY COUNCIL MEETING** - CMGC, Meeting Chamber
	Monday, 4 00 p.m.	**PLANNING COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Monday, 4 30 p m	**PLANNING COMMITTEE/Zoning Committee** - CMGC, 8th Floor Conference Room
27	Tuesday, 2 00 p.m.	**CITY ZONING BOARD OF ADJUSTMENT** - Hal Marshall Building, 700 North Tryon Street
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
28	Wednesday, 9 00 a m	**AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY** - Charlotte Coliseum, 100 Paul Buck Boulevard
29	Thursday, 4 00 p m.	**CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting** - CMGC, 8th Floor Conference Room

These organizations will <u>not</u> meet in June:

Advisory Board for Citizens with Disabilities
Advisory Energy Commission
Charlotte Advisory Parks Committee
Community Facilities Committee
Municipal Information Advisory Board

June 26, 1989 City Council Agenda
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CHARLOTTE

Council Agenda

Monday, June 26, 1989

1 00 PM . . . . . Council-Manager luncheon
2 00 PM. . . . . Citizens Hearing
2 30 PM . . . . . Council Meeting

ITEM NO.

1. Invocation by Rabbi Marc Wilson of Temple Israel

2. Consider approval of minutes of Regular Meeting of June 12, 1989.

PUBLIC HEARINGS

3 A. Conduct a public hearing to abandon a portion of Piney Grove Road.

B. Recommend adoption of a resolution to close a portion of Piney Grove Road.

Petitioner Idlewild Crossing Limited Partnership

Right-of-Way to be Abandoned A portion of Piney Grove Road

Location Off the 8000 block of Idlewild Road

Reason To incorporate right-of-way into adjoining parcels for development of a shopping center.

Clearances City departments and private utility companies no objection, right of way for future widening of Idlewild Road will be retained. Idlewild Neighborhood No response

Funding No City funds are involved.

A map is attached.

Attachment No 1

4. A. Conduct a public hearing to abandon a portion of Circle Avenue.

B. Recommend adoption of a resolution to close a portion of Circle Avenue.

Petitioner Mr. Ralph Kier

Right-of-Way to be Abandoned A portion of Circle Avenue.

Location Between Colonial Avenue and Phil Aull Place

Reason. To incorporate right-of-way into adjoining parcel for development of commercial property. Council approved the rezoning of this property on April 17, 1989. The approved site plan included the right of way abandonment on Circle Avenue.

Clearances City departments and private utility companies no objection. Eastover Community no response. Adjoining property owners Rice Development Corporation no objection, Phil Aull Studio, Incorporated opposes closing Circle Avenue as proposed because it will preclude the traffic from traveling east on Circle Avenue from Phil Aull Place.

Funding No City funds are involved.

A map is attached.

Attachment No. 2

POLICY

The following zoning decisions were deferred from the June 19, 1989 meeting. Additional information that Council requested will be sent in the June 23 Council-Manager memorandum.

5. (89-33) Decision on Petition No. 89-33 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and Conditional Parking to R-6 and R-9 for approximately 30.9 acres located along parts of Commonwealth Avenue, Westover Street, Morningside Drive, St. Julian Street, and along the Seaboard Railroad right-of-way between Ridgeway Avenue and Westover Street.

A protest petition has been filed and found sufficient, as to a portion of the property, to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council, not excused from voting, in order to rezone the property incorporated within this zoning petition except the triangular tract located along the railroad track.

The Zoning Committee recommends that this petition be approved.

Attachment No. 3

6. (89-34) Decision on Petition No. 89-34 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 to R-6 for 6 lots comprising .998 acres located east of Pecan Avenue along Shenandoah and Chesterfield Avenues.

A protest petition has been filed and found sufficient, as to a portion of the property, to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council, not excused from voting, in order to rezone the two parcels fronting on Shenandoah Avenue.

The Zoning Committee recommends approval of the petition to R-6 with the exception of the two lots on Shenandoah Avenue.

Attachment No. 4

7. (89-35) Decision on Petition No. 89-35 by the Charlotte-Mecklenburg Planning Commission for a change in zoning for Part 1 from B-2, and Part 2 from B-2 and O-6 as follows Part 1 to O-6 and B-1, and Part 2 to R-6 for 11.892 acres located along Central Avenue, The Plaza, Commonwealth Avenue, McClintock Road, St. Julian Street and Westover Street.

A protest petition has been filed and found sufficient to invoke the 3/4 rule, requiring affirmative votes of 3/4 of the Mayor and Council, not excused from voting, in order to rezone that portion of the petition designated as Part C in the Zoning Committee's recommendation and being the properties recommended to be rezoned from B-2 to O-6 along Commonwealth Avenue

The Zoning Committee recommends the following actions with regard to this petition

A. Rezone the portion of the petition south of Central Avenue along St. Julian and Westover Streets from B-2 and O-6 to B-1 and R-6.

B. Rezone the portion of the petition located on the southwest corner of the intersection of McClintock Road and St. Julian Street from B-2 to R-6 except the most westerly lot across from Nandina Street which is recommended to be rezoned from B-2 to O-6

ITEM NO.

C. Rezone the balance of the petition along Commonwealth Avenue from B-2 to O-6.

Attachment No. 5

8. (89-36) Decision on Petition No. 89-36 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6, B-2 and O-15 to R-9 and R-6MF for 19.71 acres located south of Central Avenue between Westover Street and Ivey Drive (Veterans Park) and along both sides of Ivey Drive.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that the petition be approved.

Attachment No. 6

9. (89-37) Decision on Petition No. 89-37 by the Charlotte-Mecklenburg Planning Commission for a change in zoning for Part 1 from B-2, and Part 2 from B-2 and O-6 as follows Part 1 to B-1 and O-6, and Part 2 to R-9 for 7.9 acres located on the south side of Central Avenue along Lyon Court, Morningside Drive and Ivey Drive.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7

10.(89-39) Decision on Petition No. 89-39 by James B. Stegall for a change in zoning from R-6MF to B-1(CD) for a .38 acre site located on the north side of Ritch Avenue east of Rosedale Avenue.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that the petition be denied.

Attachment No. 8

11.(89-41) Decision on Petition No. 89-41 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from Conditional Parking to R-6MF for a .172 acre site located off the northerly side of Kirkland Avenue west of Coker Avenue.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that the petition be approved.

Attachment No. 9

12. A. Recommend adoption of the 1989-90 appropriation and tax levy ordinance, a resolution approving the FY90-91 budget plan, and a resolution approving the Capital Improvement Program for fiscal years 1990-94.

On May 1, 1989, the City Manager presented the recommended FY90 and FY91 Operating Budget and the FY90-94 Capital Improvement Budget to the Mayor and City Council. The Mayor and City Council held seven work sessions, as well as the required public hearings, prior to this Council action.

The FY90 budget adheres to all Council financial and expenditure policies, including the policies of the benchmark and of maintaining the current tax rate. The FY90 budget represents three years of maintaining the existing tax rate.

The FY90 budget places great emphasis on health and public safety. Staffing expansions in Police and Park Rangers represent two of the most significant increases in this budget Other significant increases are included for the City-wide recycling program, including yard-waste, and provisions for enforcement of the new dangerous dog and abandoned vehicle ordinances recently approved. The FY90 ordinance also includes a $50 user fee for the Litter Critter, 100% recovery of development user fee costs, and an increase for Police accident reports from $2 to $5.

The FY90 Annual Appropriation and Tax Levy Ordinance recommended for adoption by City Council was included in the

June 16 Council-Manager memorandum. The following is an explanation of the major features of the ordinance as well as an overview of the changes incorporated since the preliminary budget was presented.

Property Tax Levy

The property tax levy for FY90 is a total of $0.6275 per $100 assessed valuation. The FY90 assessed value for the city is an estimated $18,188,399,489 with an estimated rate of collection of 98.75%. The distribution of the tax levy is as follows

General Fund	$ 0.5125
Municipal Debt Service Fund	0.0700
Pay-As-You-Go Capital	0.0450
Total City Wide	$ 0.6275

General Fund

The General Fund budget totals $168,009,366, an increase of $229,000 from the preliminary budget estimate. The net change is attributable to an increase of $221,000 in landfill fees, offset by revenue to be realized through the additional collection by the County Tax Office of Property Taxes, Business Privilege Licenses and Beer and Wine Taxes, and by an estimated $8,000 in revenues and expenditures associated with the Clean City Committee. In addition, individual departmental budgets will increase due to the charge-back of CMGC rent space to all building users. This rent charge-back also necessitated adjustment of Municipal Information System charges These increases in individual departments are offset by a corresponding reduction in the CMGC Division of the General Services Department

This ordinance also incorporates the amendments approved by Council during the budget workshops, including reinstatement of the Police Athletic League, "cost-of-living" adjustments for cultural agencies, funding for some social agencies previously scheduled for reduction in FY91, two additional School Resource Officers, the neighborhood street tree planting program and an impact fee study. These amendments were financed primarily by reductions in the CUTRATE operating program and the performance pay account.

Other Funds

The other funds are each balanced on the revenues received through enterprise fees and charges or grants. The following is a description of each fund and an explanation of adjustments made to the final budget, if any

1. Water and Sewer Fund

The Water and Sewer revenue estimate for FY90 reflects a total of $56,977,877. The Water/Sewer rate for FY90 will support all operating and capital costs. A rate increase for City residents of 5.43% is included in the FY90 revenue estimate.

2. Public Transit
The FY90 Transit Revenues and Expenditures reflect a total of $15,945,561. The budget includes Special Transportation expansions to reach compliance with Section 504.

3. Airport
The FY90 Airport Revenues and Expenditures reflect the steady growth at the Airport. The Airport organizational study will be fully implemented during FY90. The total Airport Budget for FY90 is $39,485,388, which represents an increase from the preliminary budget due to a re-distribution of general insurance costs between the General, Airport and Water and Sewer Funds, as well as the annual transfer to the Airport Discretionary Fund.

4. Community Development
The FY90 Community Development Revenues and Expenditures reflect continued General Fund support for the Housing Inspection and Code Enforcement Program. The total General Fund contribution to the Community Development Fund is $1,100,240, for a total operating budget of $3,628,043.

5. Employment and Training
The FY90 Employment and Training Revenues and Expenditures include the continuation of a General Fund contribution. The FY90 budget is $2,818,132, which includes a General Fund contribution of $695,000. The recommended budget includes $10,000 in private contributions not included in the preliminary budget to reflect a grant contribution to the Hire-A-Kid Program.

6. Crime Stoppers Fund
The FY90 Ordinance puts the Crime Stoppers Program on a yearly appropriation basis. $40,000 is being appropriated for use in FY90 from a Crime Stoppers Fund Balance of approximately $85,000.

7. Municipal Services Districts
The tax rate for District 1 increases from 1.63 cents to 2.08 cents per $100 valuation. Total revenues include property taxes of $295,615, a State rebate for loss of inventory tax of $9,425, fund balance of $6,060 and $15,900 from interest on investments for a total budget of $327,000.

The tax rate for District 2 remains at 1.5 cents per $100 valuation. Total revenues include property tax of $55,856, a State rebate of $1,124 and interest on investments of $4,250 for a total budget of $61,230.

The tax rate for District 3 remains at 3 cents per $100 valuation. Total revenues include property tax of $212,067, a State rebate of $3,697 and interest on investments of $4,250 for a total budget of $220,014.

8. Debt Service Fund
The ordinance incorporates the estimated interest earnings in the appropriate debt service funds. Further, the capital program for FY90-94 is based on the Municipal Debt Service Fund balance to finance Pay-As-You-Go capital projects and maintaining a Municipal Debt Service Fund balance adequate to cover at least 50% of current and future debt service costs.

The FY91 Operating Resolution
The FY91 property tax rate totals 63.00 cents per $100 valuation, based on an estimated assessed value of $19,097,819,464 This tax rate supports General Government expenditures of $171,696,261. The other Funds are consistent with the FY90 approved programs. The resolution approves this as the second year expenditure plan.

Capital Improvement Program
The Capital Improvement Program resolution approves the five-year plan, while the ordinance appropriates actual General and Water and Sewer CIP funds. Projects for the Airport and Transit are appropriated as federal or Airport revenues are received. A contingency of $500,000 has been set aside in the Pay As You Go Fund Balance for potential funding of the Rosedale renovation and convention center planning.

Other Recommendations
The FY90 Ordinance also incorporates several sections required to either close out the current fiscal year and/or to implement the FY90 budget as planned. Included in the ordinance are transfers to the Capital Equipment Fund including $1.9 million from insurance reserves for the purchase of the public safety 800 MGHZ Radio System and recycling trucks, reappropriation of the matching funding for the Development Fee Study Council appropriated earlier in FY89, and reappropriation of equipment planned but not purchased in FY89

Budget Authorizations
The budget ordinance includes authorization for the City Manager to transfer resources up to 10% of total appropriation within each fund, as approved by City Council on May 22, 1989.

B. Recommend adoption of a resolution amending the Pay Plans, the Employee Group Insurance Plans and Personnel Rules and Regulations.

Adoption of this resolution will allow for implementation of recommendations presented in the reports entitled FY90 Recommended Salary and Benefit Adjustments and Amendment to the FY90 Recommended Salary and Benefit Adjustments.

The resolution provides for the following adjustments or revisions effective July 5, 1989

An increase of 4 percent to the pay rates in the City's Pay Plans.

Changes in the Employee Group Insurance Plans to reflect increases in the rates.

Recommended revision to the Personnel Rules and Regulations, Rule III, Section 9, Paragraph (4), Reclassification.

Funds — The additional cost of the proposed salary adjustment and benefits changes are reflected in the FY90 budget ordinance.

Attachment No. 10

13. Recommend adoption of an ordinance abolishing the Municipal Information Advisory Board.

Attached is the annual report of the Municipal Information Advisory Board The current members of the Board unanimously agree that it has fulfilled its charge and recommend that the Board be abolished.

Attachment No. 11

BUSINESS

14. Recommend approval of a contract between the City of Charlotte and the Charlotte-Mecklenburg Housing Partnership, Inc., for $2,000,000 to provide for the production of 100 additional housing units through public/private ventures for families earning 60% or less of median income.

Use of City Dollars

On May 22, 1989, City Council approved several revisions to the City's Housing Policy Plan which outlines the goals and commitments of resources. That agenda item is attached.

Role of Housing Partnership

The role of the Partnership was defined as follows

1) Mobilize private and nonprofit financing for development of low-income housing,

2) Create development for low-income housing and serve as a catalyst and clearinghouse for public/private housing development ventures,

3) Develop and coordinate neighborhood opportunities for economic self-sufficiency in conjunction with housing.

$2 Million

$2 million from the City's Innovative Housing Fund was approved to be allocated for the production of a minimum of 100 units during the first contract year with the Housing Partnership.

- The total amount of the contract will be used only for the direct production expenses in developing 100 units of housing
- Each project will be individually approved by City Council prior to funding by the City.
- Agreements will be executed on each individual project funded by the City to provide for the repayment terms back to the City.

Specific Achievement and Performance Objectives

Through the general achievement and performance objectives, the Charlotte-Mecklenburg Housing Partnership, Inc. will establish a private lender general agreement to make available a minimum leverage factor of 2 to 1 of private dollars to public dollars to produce a minimum of 100 housing units through one of several specific strategies as follows

1. Rehabilitate 60 existing units and provide home ownership opportunities for low-income households, work in cooperation with the City on bringing boarded-up units back into use,

2. Construct 25 new homes, some as in-fill housing;

3. Acquire tax credits for a 50-unit rental project,

4. Develop financing mechanisms to support projects as follows -

   Mortgage pool for single family,

   Mortgage pool for sale of tax credits,

   Mortgage pool for second mortgage write down.

Funds City Innovative Housing Fund.

Attachment No. 12

15. Recommend a tri-party agreement with the Charlotte Housing Authority, the Charlotte-Mecklenburg Housing Partnership and the City of Charlotte to build 35 single family, owner-occupied homes on an annual basis for the next three years.

Housing Policy Plan Revisions — On May 22, 1989, City Council approved revisions to the Housing Policy Plan that defined the roles of the City, Housing Authority and the Housing Partnership with regard to providing affordable housing opportunities for low income persons. City Council also authorized entering into a contract with the Housing Partnership to leverage $2 million in City dollars in the production of additional housing opportunities through public/private ventures. The contract was the previous item on the agenda.

Partnership Roles — Greenville area redevelopment land has been targeted for the initial development by this partnership. We will meet with the neighborhood the week of June 19. Each of three partners will play specific roles in developing the homeownership opportunities

- The Housing Partnership will act as developer and coordinator of the partnership.

- The City will sell the land and allocate funds for second mortgage financing from Housing Partnership allocation.

- The Housing Authority will provide $1,700,000 from the sale of Turnkey III homes for acquisition of land and construction financing.

The draft proposal outlining the specific roles of the three partners, as presented to the Community Development and Housing Committee on June 8, 1989, is attached for further explanation.

If authorized, staff will develop a tri-party agreement that will specify each of the roles of the partnership.

City's Role

Specifically, the City agrees to do the following

1. Sell the Greenville land to the Charlotte-Mecklenburg Housing Partnership at the latest appraised value (1983),

2. Act in an advisory capacity to the Charlotte Housing Authority and the Charlotte-Mecklenburg Housing Partnership on future land purchases,

3. Allocate funds on an annual basis to the Charlotte-Mecklenburg Housing Partnership for second mortgages subject to the annual budget process. The City has allocated $2 million to Charlotte-Mecklenburg Housing Partnership annually and estimates that approximately $500,000 of this allocation will be used annually for this program.

4. Fund support services such as Family Housing Services' counseling, Community Development technical support, Planning Department assistance in preparing site studies, employment and job training services and others subject to the annual budget process, and

5. Provide the technical assistance and loan funds subject to existing policy for the Greenville mixed-use parcel.

The proposed FY90 and 91 City budgets include funds for all of the above.

Funds: $2,000,000 Pay-As-You-Go Capital Projects Fund set aside for innovative housing projects, $1,700,000 from the sale of Turnkey III housing by the Charlotte Housing Authority.

Clearances: This proposal was reviewed by the Community Development and Housing Committee on June 8, 1989.

Attachment No. 13

16. Recommend approval of an Innovative Housing Loan agreement between the City of Charlotte and the National Corporation for Housing Partnerships and AmeriFirst Development Corporation for $1,975,000 to provide funds for the new construction of 176 units of multi-family housing for persons earning 50% of Charlotte area median income.

Housing Policy Plan: On April 6, 1989, City Council adopted a Housing Policy Plan which advocated development of housing units using public/private development partnerships. Council revised the plan May 22, 1989 The plan sets forth the City's goal and strategies for addressing low-income housing needs.

176 Apartment Units Proposed: Consistent with Council's goals the Community Development Department responded to a request from the National Corporation for Housing Partnerships (NCHP) and AmeriFirst Development Corporation (AmeriFirst) and First Union National Bank (as construction and term lender) to build 176 apartment units for low-income residents. Subsequent meetings were held between Ghebre S. Mehreteab, Director of the Public/Private Partnership Group for the National Corporation for Housing Partnerships, and George W. Chapman, Jr., President of AmeriFirst Development Corporation, and the City's Innovative Housing Committee. The developers have finalized a construction proposal to create 176 units of apartments for residents earning 50% of the Charlotte median income. These units are to be made available to persons on the Charlotte Housing Authority waiting list.

16. Recommend approval of an Innovative Housing Loan agreement between the City of Charlotte and the National Corporation for Housing Partnerships and AmeriFirst Development Corporation for $1,975,000 to provide funds for the new construction of 176 units of multi-family housing for persons earning 50% of Charlotte area median income, contingent upon bank commitment for a construction loan of $5,775,000 and a permanent loan commitment of $2,885,000.

504 Units Created Since 1986

The City has approved ten public/private developments which have created 504 units since fiscal year 1986. Seven of those developments were approved as Innovative Housing projects. Since FY86, the City has committed $5,084,034 and leveraged $17,191,474 in private funds to create 504 units. This provides a unit of low-income housing for each $10,087.36 in City funds.

The Project

Project Overview - The project would be known as Spring Harbor Apartments and would be built on a 12.6 acre site located on the east side of Delta Road, 1/4 mile north of Albemarle Road.

Rent Schedule

By receiving a $1,975,000 subordinated loan from the City of Charlotte, NCHP/AmeriFirst would be able to establish rents affordable by family households earning 50% of the Charlotte median income. The rents would be 20% to 40% below what would be charged if the proposed units were rented at market rents. In return for the commitment of funds by the City, NCHP/AmeriFirst have agreed to establish the rent schedule at an average 50% of median income, lease 100% of units on a priority basis to qualified families on the Charlotte Housing Authority's waiting list, and permit the City to participate in cash flow, development fees, and profit residuals upon sale or refinancing of the development in an amount equal to the ratio of the City's loan to the total sources needed for the development.

City Loan Needed

To establish the project feasibility and to reach 50% of median income households, the $1,975,000 subordinated loan commitment from the City is needed to obtain an allocation of tax credits through the North Carolina Housing Finance Agency Through the sale of the tax credits to a third party corporate investor, NCHP will provide $3,285,000 in corporate investment into the project.

This may be the last opportunity of NCHP, AmeriFirst, and the City to participate in the use of federal tax credits to provide low and moderate income housing. The program as it is now structured is scheduled to end this year and new

construction must be started by December 31, 1989 to qualify.

Letter of Credit

The Spring Harbor project provides for the use of low-income tax credits by the developer/owner as part of the permanent financing plan. The developer applied for the tax credits with the State Housing Finance Agency on May 15, 1989. To secure all financial commitments until approval or disapproval is received for the credits, the developer is providing a letter of credit in the amount of $3,285,000 which is the difference between the permanent loan amounts and the First Union construction loan. This provides a firm commitment for the total funds needed to develop the project.

Impacts

Project impact on City policies and infrastructure systems

1) Water and sewer - Water is available to the site. The developer will extend the sewer line from a construction site north of the project location.

2) Schools - The land is currently zoned for multi-family use. The Charlotte-Mecklenburg Board of Education has been notified and their preliminary response was that the project would impact Hickory Grove Elementary School but would be alleviated in the future by a new elementary school to be built on Lebanon Road. J. T. Williams Junior High and Garinger High School would not be impacted.

3) Public transportation - Bus stop is located one quarter mile south of the project site at the corner of North Delta Road and Albemarle Road which routes 40X (express) 9 (local) travel.

4) Housing Assistance Plan - The project proposal complies with the Charlotte HAP.

Project Review and Approval

The project has been reviewed and approved by the Innovative Housing Review Committee. The proposal has met all established criteria, and the project description and features of the proposal are attached. Information on the background of the developers is also attached.

Notification to Adjacent Property Owners

The developers have notified in writing all adjacent property owners of their proposed project.

Clearances The loan request was approved by the Innovative Housing Loan Committee on May 15, 1989.

Attachment No. 14

17. This item is a recommendation for renewal of six annual contracts between the City and various agencies for services to be provided by these agencies. Funds for these contracts have been included in the budget.

All of these contracts are continuations of services currently provided by the agency and all are satisfactorily meeting contract objectives. Contract evaluations were sent in the June 16, 1989 Council-Manager memorandum. The current contracts will expire June 30, 1989. These new contracts will begin July 1, 1989 and will be in effect for 12 months, until June 30, 1990.

Community Development Contracts
- Family Housing Services
- Bethlehem Center, Inc.
- Gethsemane Enrichment Program, Inc.

Municipal Service Districts
- Charlotte Uptown Development Corporation
- Central Charlotte Association
- Convention and Visitors Bureau

A. Recommend approval of a contract for $285,542 with Family Housing Services, Inc. for a Home Management and Improvement Program for low and moderate income residents of the City of Charlotte.

Home Management and Improvement Program

. Operated by Family Housing Services, Inc.

. Designed to improve the condition of owner and tenant-occupied homes and to improve the financial stability and home management skills of low and moderate income residents in the City of Charlotte by providing professional counseling (individual or group) and/or consumer education services.

- Funded by the City since 1975.

- Need to continue services to serve low and moderate income residents of the City of Charlotte.

- Family Housing Services has met or exceeded all eight objectives.

- Proposed contract covers 1,800 clients to be served during the twelve-month contract period.

- Contractor will (a) provide pre-purchase and post-occupancy counselling to selected residents of prospective City-assisted housing projects, (b) provide counselling for property abuse referrals from realtors and (c) work with residents on the public housing waiting list to help facilitate eligibility for a second mortgage loan for homeownership or other housing opportunities.

- In accordance with the Housing Policy Plan, priority will be given to persons earning 60% or less of median income and living in overcrowded, substandard or unaffordable housing.

Funds — Community Development Block Grant funds

Clearances — Community Development and Budget and Evaluation Departments.

B. Recommend approval of a contract for $127,272 with Bethlehem Center, Inc. for a Concentrated Education and Enrichment Program for low/moderate income Southside and West Boulevard area youth.

C. Recommend approval of a contract for $392,628 with Gethsemane Enrichment Program, Inc. for a Special Education Program for low/moderate income youth from the Five Points, Third Ward, Wilmore, West Boulevard and Grier Heights areas.

- On May 22, 1989 Council approved filing an application with the Department of Housing and Urban Development for CDBG funds for FY90 for $5,164,752. Of this amount, $519,900 was requested for FY90 human services contracts with Bethlehem Center and the Gethsemane Enrichment Program. This is in keeping with Council's human services policy concerning community development funded programs which was adopted in 1980 and the amended Housing Policy Plan approved on May 22, 1989.

- The Bethelehem Center contract will serve 194 clients, the Gethsemane contract, 400 clients.

. The FY89 funding for these two human services contracts was $500,250. (The Gethsemane Enrichment Program was $377,789 and Bethlehem Center was $122,461.)

. At the time of the evaluations, Gethsemane met or exceeded all of its objectives, Bethlehem met or surpassed eight of ten objectives.

. Descriptions of both programs are attached.

Funds Community Development Block Grant funds.

Clearances Community Development and Budget and Evaluation Departments.

Attachment No. 15

D. Recommend approval of a contract and budget of $327,000 with the Charlotte Uptown Development Corporation for FY90.

Charlotte Uptown Development Corporation (CUDC)

. Established in 1978 as a mechanism for promoting, encouraging and assisting in the revitalization and economic health and stability of the uptown area.

. Each year the CUDC negotiates a contract and program of work with the City.

. An evaluation of the CUDC's performance under the FY89 contract has been prepared by the Budget and Evaluation Department, CUDC continues to satisfactorily meet contract objectives.

Contract/Program of Work

. The proposed budget and work program submitted by CUDC have been reviewed by the Budget and Evaluation and the Community Development Departments.

Work program elements are as follows

1. Determine the appropriateness of constructing a NFL stadium in uptown Charlotte.

2. Continue to work toward a new or expanded convention center.

3. Examine the demographic and economic forces leading to the development of a multi-unit residential project.

4. Continue to work with Child Care Resources and the Corporate Champions Task Force for development of additional day care centers uptown.

5. Develop a market research effort with Charlotte Department of Transportation (CDOT) to determine uptown transit services which would increase commuter ridership.

6. Through grant from Urban Mass Transportation Administration, establish a comprehensive education and training program for major companies located uptown.

7. Continue development of west side park and ride program (Wilkinson Blvd. Uptown Connection).

8. Work with the Uptown Transportation Council, CDOT and Planning Commission to implement priorities from Central Area Transportation Plan.

9. Continue analysis of uptown parking inventory and continue work with operators.

Funds — Projected revenues from a $.028 tax levy on Municipal Service District I property, interest on investments, fund balance.

Clearances — Community Development and Budget and Evaluation Departments.

E. Recommend approval of contracts amounting to $325,550 with the Charlotte Chamber for marketing and promotion of the Tryon Street Mall and the surrounding area.

. Since 1984, the City has contracted with an independent agency, the Charlotte Chamber-Central Charlotte Association to market and promote the Tryon Street Mall and the surrounding area.

. City staff and the board jointly determine contract objectives.

. An evaluation of the CCA's performance under the FY89 contract by the Budget and Evaluation Department indicates that overall, the Central Charlotte Association has met their FY89 objectives.

FY90 work plan

o Organize new "after five" events during midweek and on weekends and seek ways to utilize "Alive After Five" profits to sponsor new weekend events,

- o Seek input from uptown development and business community to identify and meet needs for additional print and audio visual materials to support uptown economic development.

- o Implement a series of customer relations seminars regarding service in the uptown community.

- o Initiate a monthly awards program to recognize uptown workers for service. An annual winner will also be selected.

- o Expand cooperative retail programs to attract shoppers to uptown and develop a major promotion of uptown retailers to address the closing of a major retail outlet.

- o Organize special events on the Mall such as Summerstage, Alive After Five, Kids Day and Bloomin' Charlotte as well as provide seasonal decorations and activities during the Christmas season.

- o Plan presentation of results of survey on future retail development to developers, property owners, business recruiters, etc. and respond to individual requests.

- o In conjunction with the Transportation Council and Charlotte Uptown Development Corporation (CUDC), develop a new Park 'N Shop program,

- o Develop signage to identify shopping areas along Tryon Street with CUDC.

Funds — Funds are provided from the tax revenues generated in Municipal Service District Number 3 (property along Tryon Street mall and from Municipal Service District Number 2 (property surrounding the Mall area. Maps are attached. The tax levy for District 3 totals $.03 and District 2 $.015.

As of April 1, 1989, approximately $190,998 of the total contract amount of $352,060 had been expended. Expenditures totalling $82,025 are expected in the final quarter bringing the FY89 expenses to $273,023 (78%). The difference will be carried over to partially fund the FY90 total for the two contracts, $325,550.

Clearances — Operations Department.

Attachment No. 16

F. Recommend approval of a contract for $1,308,092 with the Charlotte Convention and Visitor's Bureau for FY90 for promoting and attracting conventions and visitors to the Charlotte area.

Contract objectives for FY90.

1. Continue to build awareness and interest in the Charlotte market in order to achieve growth in the convention and tourism segments. Market the benefits of Charlotte's product offerings. availability, accessibility, affordability, and quality of life.

2. Heighten local awareness of the CCVB and the importance of the travel industry to Charlotte and Mecklenburg County.

3. Prioritize and target market segments to achieve the most potential benefit. Concentrate emphasis on regional and national organizations. Further, target cities of New York, Chicago, and Washington, D.C. Continue to target corporate meetings, trade shows, consumer tourism, group tour operators, travel agents, and the international market.

4. Continue to increase meetings and conventions bookings. Recruit conventions, meetings, and trade shows via sales calls, familiarization tours, blitz trips, and trade shows.

5. Extend marketing impact through cooperative efforts including trade advertising inserts, direct mail programs, Charlotte Planning Guide, and research projects.

6. Host a familiarization tour for travel writers.

7. Develop cooperative advertising inserts for use in regional editions of trade publications and for targeted association directors.

8. Increase weekend tourism by placing strong emphasis on consumer leisure travel. Target specific consumer events in the tourism calendar. Promote selected weekend activities such as Springfest, May Races, Jazz Charlotte, and December Holiday events.

9. Administer the "Special Events and Projects Grant Program".

The program review was distributed during the operating budget workshops, all objectives were satisfactorily achieved.

Funding — The hotel/motel occupancy tax in the amount of $1,273,092, and the Municipal Debt Service Fund contribution of $35,000 from the occupancy tax. The Municipal Debt Service money is dedicated to the Special Events and Projects Grant Program.

Clearances — Budget and Evaluation and Finance Departments.

18. The following contractual agreements, endorsed by the Charlotte-Mecklenburg Private Industry Council, are recommended to implement the FY90 Job Training Plan which City Council approved on March 27, 1989.

The contracts are divided into two groups contracts for programs, and contracts for services. Where applicable, evaluations for the current year's contracts were sent in the June 16, 1989 Council-Manager memorandum.

Programs
Charlotte-Mecklenburg Board of Education
Charlotte-Mecklenburg Urban League
Goodwill Industries of the Southern Piedmont

Services
Central Piedmont Community College
Child Care Resources, Incorporated
N. C. Employment Security Commission

The Private Industry Council has utilized both the sole source and the competitive bid process in selecting these contractors, primary consideration was placed on cost effectiveness and past performance. The contracts are to be funded through the Job Training Partnership Act (JTPA) and a City General Funds contribution. The employment and training services to be provided include instruction, books and supplies, counseling, job development, job placement, and child care support and do not include any variation of financial stipends for either participants or employers.

A State grant is used for conducting comprehensive evaluations of all programs and will determine the impact that we are having in the community. Surveys of employers and employees will cover such things as job retention, pay increases and job mobility, analyzing gaps in the services we provide, etc.

All contracts have been reviewed and approved by the Private Industry Council, Budget and Evaluation Department and Legal Department.

A. Recommend approval of a contract between the City of Charlotte and the Charlotte-Mecklenburg Board of Education for $242,166.00 in Job Training Partnership Act Title II-A funds to operate the "Strategies for Employability Success" (SES)/Job Placement program to serve 200 low income high school seniors.

Charlotte-Mecklenburg Board of Education

- o Strategies for Employability Success Program.
- o Provides instruction in obtaining employment for 200 economically disadvantaged high school seniors.
- o Program cost is $242,166.00.

Strategies for Employability Success

- . Program is to provide 200 low income high school seniors with instruction in employability skills.

- . Project was developed to help eligible youth, identified by the School System as potential dropouts, remain in school and obtain employment upon graduation.

- . Only school program that provides full-time job placement services for low income youth.

- . Topics to be discussed are citizenship responsibilities, success in the job market, job interviewing techniques, and how to complete an employment application. One unit of high school credit will be awarded to participants who successfully complete this program.

Employment

- . Recruitment activities will begin on July 1, 1989 and continue through September 30, 1989 when the goal of 200 participants should be achieved.

- . Job development and placement activities will occur throughout the year with part-time jobs being created during the school year and full-time jobs being filled upon graduation.

- . A minimum of 100 participants will be placed into full-time private sector employment by June 30, 1990 with an additional 50 participants expected to be placed in jobs during the 1990 summer months.

- . The average wage rate will be $4.25 per hour.

Evaluation. The FY89 contract evaluation (data as of June 1, 1989) showed that the Strategies for Employability Success (SES) Program achieved four of seven Performance Standards (the remaining three objectives could not be measured at this time) and met the two administrative standards.

B. Recommend approval of a contract between the City of Charlotte and the Charlotte-Mecklenburg Urban League for 70,000.00 in City funds. Thirty-three low income individuals will be served through this Word Processing classroom training program.

Charlotte-Mecklenburg Urban League

- o Word Processing and Systems Information Training Program
- o Provides classroom and job placement in the word processing field for 33 participants.
- o Thirty-five percent of the participants will be under the age of 22 and 40% will be AFDC recipients.
- o Program cost is $70,000.00.

Training Program

- . Services include outreach and recruitment, assessment, selection, classroom training, job development and placement, and follow-up for 33 low income individuals.
- . Four training cycles will be conducted, each of which will be twelve weeks in duration.
- . A minimum of 35% of the total enrollments will be youth under the age of 22, 40% of those enrolled will be AFDC recipients.

Job Placement

- . At least 80% of all project participants will be job placed.
- . A minimum of 80% will successfully complete training, and 90% of the training completers will be placed into training-related employment.
- . An average hourly wage rate of $5.75 per hour will be maintained on all individuals counted towards the job placement goal.

This contract utilizes the performance-based contracting method which provides payment for each participant upon enrollment, midpoint of training, training-related placement, retention and achievement of an hourly wage rate in excess of $5.92 per hour.

Evaluation. The FY89 contract evaluation showed that the Urban League met 100% of the goal on three of eight performance standards, achieved 85% or better on three additional performance standards, and achieved 100% of the administrative objective. The remaining two objectives, percent of youth enrollments and job retention, were achieved at 62% and 66% respectively.

C. Recommend approval of a contractual agreement between the City of Charlotte and Goodwill Industries for $70,000.00 in Title II-A Job Training Partnership Act (JTPA) funds to provide employment services to 122 low income handicapped individuals.

Goodwill Industries of the Southern Piedmont

- Services to handicapped individuals program.
- Program provides employability skills, job placement services, and supported work for mentally retarded and handicapped individuals.
- Program cost is $70,000.00.

Handicapped Services Program

- Designed to provide concentrated services to low income handicapped individuals so they may gain and retain employment.
- Two project components will comprise the Handicapped Services program - Employability Skills Training/Job Placement and Supported Work. A description of the project components is as follows

Employability Skills Training/Job Placement

- Employability skills training and direct job placement services will be provided to those handicapped individuals who have been assessed by vocational evaluators as "job ready".
- Persons enrolled in this component will be given instruction in locating employment opportunities, application completion, interviewing techniques, and job retention skills. Job development and placement services are also provided.
- Ninety-two economically disadvantaged individuals will be served through this component.

Supported Work

- This component is for those handicapped persons who require intensive support to learn the necessary daily procedures when placed in employment.
- A staff member, or trainer, will accompany an individual needing one-on-one assistance to his/her job site.

. The trainer will assist the participant in learning the duties of the position, gradually reducing support as tasks are achieved.
. Thirty participants will be served through this component.

Employment
. A minimum of 80% of the total number of participants will be placed into private sector employment.
. The average wage rate will be $4.58 per hour.
. Eighty percent will remain employed 90 days after job placement.
. Target goals for enrollment are youth (35%).

Evaluation The FY89 contract evaluation showed that Goodwill achieved 90% or better on six of nine performance standards, achieved 87% on one performance standard, and met their administrative objective. The remaining two objectives, percent of youth enrollment and job retention rate were achieved at 67% and 53% respectively.

D. Recommend approval of a contract between the City of Charlotte and Central Piedmont Community College for $190,300.00 in Job Training Partnership Act Title II-A funds and City funds. A total of 290 low income persons will be served through this project.

Central Piedmont Community College
o Basic Education and Individual Referral Programs
o Provides basic education skills to 120 persons who have dropped out of high school, and provides referral to curriculum programs at Central Piedmont Community College for 170 persons.
o Total program cost is $190,300.

Basic Education for 120 Persons
. According to 1980 census data, 47.62% of all economically disadvantaged Mecklenburg County residents did not complete high school.

. Central Piedmont Community College provides basic educational opportunities to persons who wish to achieve their high school diploma or GED.

. The cost of books, supplies, and bus passes will be covered by the contract, and child care assistance may be provided for those who need this service.

. Job development staff will attempt to locate part-time employment for program participants to assist them financially.

- Fifty percent of those served will be youth under the age of 22.

- The duration of participation in this activity will be according to each individual's educational needs.

- After completion, participants may enter the Individual Referral occupational training program.

CPCC Curriculum Program for 170 Persons

- Program participants will be enrolled into curriculum areas currently offered by Central Piedmont Community College.

- Training duration will range from six to 18 months.

- Costs are for tuition, books and supplies. Supportive services available to participants include bus passes and child care assistance.

Job Placement

- A minimum of 80% of all completers shall be job placed through the City's existing job placement component.

E. Recommend approval of a contract between the City of Charlotte and Child Care Resources, Inc. for $200,000 in Job Training Partnership Act Title II-A and City funds to provide 70 daycare slots for employment and training participants.

Child Care Resources, Inc.

- Daycare Program
- Provides 75 daycare slots for participants in Job Training Partnership Act programs.
- Program cost is $200,000

- The Charlotte-Mecklenburg Service Delivery Area has included in their FY'90 Job Training Plan a provision for the purchase of child care slots to enable some low income persons to eliminate daycare as a barrier to participation in classroom training and on-the-job training programs.

- Child Care Resources, Inc. was chosen as the contractor for child care services due to their extensive background in daycare placement.

- Only those persons enrolled in one of the City's employment and training programs of at least 13 weeks' duration may utilize this service.

- Due to fund availability and the high cost of child care, 75 slots will be purchased through this contract. However, slots may be re-utilized throughout the fiscal year contingent upon turnover.
- The average cost per child for daycare is $52.00 per week.
- Daycare slots will be developed in some of the approximately 80 child care centers listed with Child Care Resources.
- Slots will be developed in close proximity to a participant's residence, or training facility, when possible.
- Persons completing classroom training or on-the-job training may continue receiving child care services through the Job Training Partnership Act until job placement has occurred and/or their first paycheck is received.

F. *Recommend approval of a contract between the City of Charlotte and the N.C. Employment Security Commission for $66,518.00 in Job Training Partnership Act Title III funds to provide basic readjustment and retraining services to 32 dislocated workers.*

N. C. Employment Security Commission
- o Dislocated Worker Program
- o Provides basic readjustment and retraining services to 32 Mecklenburg County residents dislocated from work due to a business closure or reduction in force.
- o Program cost is $66,518.00

Economic Dislocation and Worker Adjustment Assistance Act (EDWAA)
- Newly enacted legislation under Title III of the Job Training Partnership Act which provides services to dislocated workers.
- In the past, the State provided funds directly to the Employment Security Commission to provide dislocated worker services, EDWAA allows for local autonomy in the distribution of grant funds.
- The Employment and Training Department is now the administrative entity and grant recipient for dislocated worker funding in Mecklenburg County.

The Dislocated Worker Program
- Basic readjustment will include outreach and intake, eligibility determination, assessment, the development of readjustment plans, career counseling and relocation assistance.

- Retraining services will include occupational skills classroom training through sponsorship at Central Piedmont Community College in curriculum areas related to the labor force and on-the-job training with private sector employers where employers are reimbursed up to 50% of the participant wages during the training period, which will average approximately 16 weeks.
- A minimum of 80% will be placed into unsubsidized employment.
- The average wage rate for those job placed will be $6.50 per hour.

19. Recommend acceptance of County-owned land for Fire Station #27 on N.C. Highway 29 N. near W. T. Harris Boulevard.

Need for Fire Station: The Fire Department is in need of a fire station in the vicinity of W. T. Harris Boulevard and NC Highway 29 N. to provide fire protection to a previously annexed area. Mecklenburg County has agreed to transfer title to the desired property in lieu of compensation provided that the following conditions are agreed upon

Conditions:

(1) City agrees to remove the existing 10,000 gallon underground fuel storage tank located on the proposed land and replace it with a new 10,000 gallon fuel storage tank to be installed on County property presently being leased by the North Carolina Division of Motor Vehicles and the North Carolina State Highway Patrol. The cost is estimated between $15,000 and $20,000.

(2) If soil contamination is found in the existing tank site the City and County will share 50/50 all costs associated with the clean-up. An environmental assessment was made of the subsurface and "no environmental concerns were detected". If environmental problems are found later, the City's share would be funded from the capital account "Underground Storage Tanks" which has an FY90 appropriation of $250,000.

(3) City also agrees to design and construct replacement entrances needed for egress and ingress to the existing parking facilities for the two state agencies.

(4) There is presently a berm on or near the easterly boundary of the subject property. The City will agree to restore the berm if it is disturbed or install other suitable screening if it is deemed more practical.

Funds — Annexation Fire Station Capital Account.

Clearances — Fire Department and Engineering Department concur in this request. Mandatory Referral was also approved by the Planning Committee on May 30, 1989.

The mandatory referral and a map are attached.

Attachment No. 17

20. A. Recommend leasing the basement, tower and surrounding grounds of the Fireman's Hall property to Charlotte Outdoor Adventure Center for $3.00 per square foot.

B. Recommend leasing the first floor of the Fireman's Hall property to the Metrolina Native American Association for $5.00 per square foot.

History of Fireman's Hall

- The Fireman's Hall on East Seventh Street was built in 1939 and used as the Fire Department's training facility.
- The property was turned over to the Parks and Recreation Department in 1976 and has been used for public meetings, voting precinct #17, and by the Charlotte Outdoor Adventure Center.
- The Parks and Recreation Department has temporarily declared it surplus but has future plans to develop the property as a neighborhood center as outlined in the Elizabeth Small Area plan.

Requested Leases — Charlotte Outdoor Adventure Center and Metrolina Native American Association are requesting new leases of five-year terms each. They will also make the necessary repairs. Both have made presentations on their respective programs to the Parks Advisory Board which has endorsed both programs. The Advisory Board has also requested that the main auditorium remain available for the voting precinct and/or a neighborhood meeting

area. Reservations to use this space will be through the Parks and Recreation Department.

Charlotte Outdoor Adventure Center

Charlotte Outdoor Adventure Center has been leasing the basement of the main building, training tower, and surrounding grounds for its self-confidence and team building training program. Their present program will continue in the basement, tower and surrounding grounds. Their lease is for 3,522 square feet at $3.00 per square foot for an annual rental of $10,566 payable at $880.50 on the 1st of each month. This lease has been signed by their organization.

Metrolina Native American Association

The Metrolina Native American Association proposes to lease the first floor for office and display area and will function as an Urban Indian Center. The Center will be dedicated to increase knowledge and preservation of the Native American Culture. Their desire is to lease the 4,500 square feet at $1.00 per year. It is the Parks Advisory Board and staff's recommendation that the fair economic rent be applied which is $5.00 per square foot for an annual rental of $22,500 payable at $1,875 on the first of each month. The first floor has seen very little use during the last several years and will need some repairs to the heating, plumbing, and electrical systems. Repairs and renovations would be approved in advance by the Director of the Parks and Recreation Department, and all approved improvements would be credited toward the lease payments. Their lease hasn't been executed by them at this time.

Funds There will be no cost to the City.

Clearances Parks and Recreation Department, Parks Advisory Board, Engineering Department.

21. Recommend adoption of a budget ordinance for $312,102 for retroactive separation allowance benefits for retired police officers.

Separation Allowance Benefits On April 24, 1989, Council considered a request to grant separation allowance benefits to police officers who retired prior to the State legislature mandating a separation allowance for

police officers who retired on or after January 1, 1987 with 30 years of service or had five years of service and had reached the age of 55. The separation allowance is calculated by a formula which multiplies the officer's number of years of service by his base salary at the time of retirement by .0085. The separation allowance is paid from the date of the officer's retirement until he either reaches the age of 62 and is eligible for social security benefits or dies.

Benefits Extended

The initial request covered only officers who retired in 1986, the year the separation allowance was under consideration. At that time the cost of making the benefit retroactive to January, 1986 was estimated at $173,680 for back pay and $53,500 per year thereafter. During the discussion of the issue, Council expressed the intent of extending the benefit to all officers who had retired with 30 years of service but who had not reached the age of 62 by January 1, 1987 when the law became effective.

Two Groups Eligible

Given those parameters, two groups of officers eligible for all or part of the benefit have been identified. There are 22 officers who retired with 30 years of service who have not yet reached the age of 62 and would be eligible for both back pay and monthly benefits. There are an additional nine officers who are now 62 but who had not reached that age when the law became effective. They would receive no monthly payments but Council may wish to consider back pay for the period between January 1, 1987 and the 62nd birthday of these officers (Benefit information is attached).

Budget Ordinance

Adoption of a budget ordinance for $312,102 covers the retroactive separation allowance benefits for the 22 officers who have met all of the eligibility requirements for the benefit and are still under 62 years of age. This amount will cover the back pay for the period between January 1, 1987 through June 30, 1989. The monthly separation allowance for these 22 officers is $10,762.14 per month or $129,145.44 per year.

There are an additional nine officers who met the eligibility criteria for the separation allowance at the time it became effective but who have now reached the age of 62. If Council elects to give these officers retroactive benefits from the time

the separation allowance became effective until the time they reached age 62, the cost would be $50,484.09. Monthly benefit payments in FY90 will be made from the Police Department Operating Budget.

All of these costs are contingent upon the Local Government Retirement System's verification of the years of creditable service for each affected officer.

Funds — FY89 General Fund Contingency (Balance $324,644).

Clearances — The Police Department, Budget and Evaluation, and the City Manager's Office have reviewed this request.

Attachment No. 18

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The City Attorney advises that agenda items no. 22 through 37 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

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BUDGET ORDINANCE/AGREEMENT

22. A. Recommend adoption of a budget ordinance for $4,800,000.00 for the construction, surveying, inspection, testing and landscaping of Westinghouse Boulevard Extension from Old Nations Ford Road to South Boulevard.

B. Recommend approval of an agreement for construction surveying services with Concord Engineering and Survey, Inc. of Concord, North Carolina for 112,600.00.

Budget Ordinance — Adoption of the budget ordinance will provide funds for

Construction surveying.....$ 112,600.00
(Concord Engineering and Surveying, Inc.)

Rea Construction Co. (Phase II construction - low bid recommendation follow in the Bid section)..$3,920,371.00

Engineering inspection, landscaping, administration, contingencies and construction testing.....$ 776,029.00

Total.....$4,800,000.00

Recommendation: The design services for Westinghouse Boulevard Extension, Phase II (Old Nations Ford Road to South Boulevard) are now complete, and the project is scheduled for construction in July, 1989. Due to workload and staff limitations in the Engineering Department's Survey Division, the Engineering Department recommends that the firm of Concord Engineering and Survey, Inc. of Concord, North Carolina perform the construction surveying services for Westinghouse Boulevard Extension, Phase II. Concord Engineering and Survey, Inc. has been selected through the Council-approved selection process.

Funds: 1987 and 1988 Street Bonds.

Clearances: Engineering Department, the City Attorney, and the Budget and Evaluation Department.

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

A. 3 - Diesel Tractors W/Mowers — Parks & Recreation

Recommendation By Purchasing Director and Parks & Recreation Director that the low bid, Charlotte Ford Tractor, Charlotte, N. C., in the amount of $73,191.00, be accepted for award of contract.

Project Description. These tractors will be used to mow shoulder and median rights of way in newly annexed areas.

Source of Funding: General Capital Improvement Fund - (Reserve for Future Annexations).

B. 2 - Large Tractor Backhoe/Loaders — Operations Dept. St. Maint. Div.

Recommendation: By Purchasing Director and Operations Director that the low bid, N. C. Equipment Company, Charlotte, N. C., in the amount of $98,846.00, be accepted for award of contract.

Project Description. These backhoe/loaders will be used to remove road base failures for pavement restoration and also to clean drainage ditches and are purchased to serve the newly annexed areas.

Source of Funding Powell Bill - (Operations-Street Maintenance).

C. 1 - Vacuum Catch Basin Cleaner/ Jet Rodder — Operations Dept. St. Maint. Div.

Recommendation By Purchasing Director and Operations Director that the low bid, Jet-Vac Sanitary Services, Sumter, S. C., in the amount of $76,810.00, be accepted for award of contract.

Project Description: This equipment is used to vacuum debris from catch basins and also to rod storm sewer pipe systems. It will completely clean all parts of a storm sewer waste water system and is being purchased to serve the newly annexed areas.

Source of Funding Powell Bill - (Operations-Street Maintenance).

D. 2 - 50,000 GVWR Truck, Cab & Chassis — Operations Dept., St. Maint. Div.

Recommendation: By Purchasing Director and Operations Director that the low bid, Adams International, Charlotte, N. C., in the amount of $69,500.00, be accepted for award of contract.

Project Description. These vehicles will be used in the newly annexed areas to haul material to job sites for the maintenance and repair of roads.

Source of Funding. Powell Bill - (Operations-Street Maintenance).

E. Huntingtowne Farms/Carmel Road Park Renovations — Engineering

Recommendation. By the City Engineer that the low bid of $73,138.41, as submitted by Aqua Pools, be accepted for award on a unit price basis.

Project Description. Huntingtowne Farms/Carmel Road Park is one of 12 parks on the priority list identified by the Engineering Department's park design team for improvements and rehabilitation under funding for the current budget year. Renovations include playground equipment relocation, landscaping, basketball court improvements, timber border, grading, and storm drainage.

Source of Funding. General Capital Improvement Fund - (Improvements to Existing Parks).

F. Sardis Road Water Storage/ Re-Pump Facility-Electrical Work — Charlotte-Mecklenburg Utility Department

Recommendation. Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by WEG Electric Company of Charlotte, North Carolina in the amount of $56,650.65 be accepted for award of contract on a unit price basis.

Project Description. Construction of this project will help provide additional water service to southeast Charlotte. Council approved the construction bid for this facility on June 12, 1989, this bid is for the electrical work.

Source of Funding Water and Sewer Capital Improvement Fund - (Sardis Road Storage Tank).

G. General Construction Contract for Federal Inspection Service Facility, Lower Level, Concourse D — Aviation

Recommendation The Aviation Director recommends that the low bid from Frank H. Connor Company in the amount of $760,356 be accepted for this award of contract on a lump sum basis. Project Description. This project will provide the permanent Federal inspection facilities for inter-

national service. City Council has previously appropriated funds for this project.

Source of Funding Airport Terminal Capital Projects Fund-(International/Commuter Facilities - 1987 Airport Revenue Bonds).

H. Mechanical Construction Contract for Federal Inspection Service Facility, Lower Level, Concourse D — Aviation

Recommendation. The Aviation Director recommends that the low bid from Atlantic Mechanical, Inc. in the amount of $125,000 be accepted for the award of contract on a lump sum basis.

Source of Funding. Airport Terminal Capital Projects Fund-(International/Commuter Facilities - 1987 Airport Revenue Bonds).

I. Plumbing Construction Contract for Federal Inspection Service Facility, Lower Level, Concourse D — Aviation

Recommendation: The Aviation Director recommends that the low bid from Atlantic Mechanical, Inc. in the amount of $68,500 be accepted for the award of contract on a lump sum basis.

Source of Funding. Airport Terminal Capital Projects Fund-(International/Commuter Facilities - 1987 Airport Revenue Bonds).

J. Electrical Construction Contract for Federal Inspection Service Facility, Lower Level, Concourse D — Aviation

Recommendation. The Aviation Director recommends that the low bid from IND-COM Electric, Inc. in the amount of $229,865 be accepted for the award of contract on a lump sum basis.

Source of Funding Airport Terminal Capital Projects Fund-(International/Commuter Facilities - 1987 Airport Revenue Bonds).

K. NC 51 Widening - Phase IV — Engineering

Recommendation By the City Engineer that the low bid of $2,927,718.90, as submitted by Blythe Industries, be accepted for award on a unit price basis.

Project Description. This project provides for widening of approximately 2.5 miles of NC 51 between Providence Road and Bubbling Well Road. The project includes the construction of a grassed/concrete median and improvement to several intersections.

Source of Funding. General Capital Improvement Fund - (N.C. 51 Widening - 1983 Street Bonds, Mecklenburg County, Capital Reserve, Auto Privilege Tax and Private Sector).

L. Westinghouse Boulevard Extension - Phase II — Engineering

Recommendation By the City Engineer that the low bid of $3,920,370.03, as submitted by Rea Construction Co., be accepted for award on a unit price basis.

Project Description. This project provides for the construction of a new four-lane facility from Old Nations Ford Road to South Blvd. (US 521). Also included is a new culvert, new bridge over Southern Railroad. The work includes paving, widening, grading, bridge, culvert, concrete curb and gutter, sidewalk, drainage, and surfacing.

In 1987, NCDOT informed the city that in order for them to build an overpass at the proposed alignment for Westinghouse Blvd. at the Outerbelt, the City would need to show commitment to construct a portion of Westinghouse Blvd. The City's commitment consisted of designing and constructing Westinghouse Blvd. Extension - Phase II from Old Nations Ford Road to South Blvd. (US 521) by June 1, 1991.

Funding for the design and construction of Westinghouse Blvd. Extension - Phase II was approved in the 1987 Transportation Bond Package. A portion of this project's funding came from the public/private joint venture program which stipulated private participation in road projects. The private participation came in the form of right of way donations from the large, commercial property owners along Westinghouse Blvd.

The realization of this project has been due to the participation and cooperation of NCDOT, Norfolk-Southern Railroad, property owners and the City.

Source of Funding. General Capital Improvement Fund - (Westinghouse Boulevard - 1987 and 1988 Street Improvement Bonds). *Requires approval of budget ordinance.

M. Independence Blvd. & Wallace Lane & City View Drive Minor Intersection Improvements — Engineering

Recommendation By the City Engineer that the low bid of $77,642.25, as submitted by Crowder Construction Co., be accepted for award on a unit price basis.

Project Description. The project consists of widening the right turn radius on Wallace at Independence Boulevard eastward bound, adding concrete islands on Wallace Lane at Independence Boulevard, and widening the radius at City View Drive and Independence Boulevard with concrete wheelchair ramps and tying into existing sidewalk.

Source of Funding. General Capital Improvement Fund - (Minor Intersection Improvements - Powell Bill and Pay-As-You-Go).

N. Pavement Marking Paint — D.O.T.

Recommendation. By Purchasing Director and Director of Department of Transportation that the low bid, Sherwin-Williams Paint Company, Charlotte, N. C., in the amount of $54,122.20, be accepted for award of contract.

Project Description: This proposed purchase is for 7,150 gallons of yellow and 3,795 gallons of white pavement marking paint to be used to repaint long line pavement markings that have worn out.

Source of Funding General Fund - (Transportation - Operations, Construction Materials and Supplies).

CONTRACT AMENDMENTS

24. Recommend (A) an amendment to the contract between the City and Browning-Ferris Industries for multi-family residential refuse collection services, and (B) an amendment to the contract between the City and Container Corporation of Carolina for multi-family residential refuse collection service.

Amendment — This contract amendment will provide refuse collection service to seven apartment complexes in annexed areas that use bulk containers. We will add five of the complexes, currently served by BFI, to our existing City-BFI contract, and add two of the complexes, currently served by CCC, to our existing City-CCC contract.

Funds — Funds are available in the FY90 Operations Department-Sanitation Division appropriation.

25. Recommend approval of an amendment for geotechnical engineering services with Soil & Material Engineers for $60,500.00 for quality control testing for the construction of Phase II of the Westinghouse Boulevard project from Old Nations Ford Road to South Boulevard.

Recommendation — The Engineering Department recommends that the firm of Soil & Material Engineers perform the inspection testing services for Westinghouse Boulevard Extension, Phase II. Soil & Material Engineers is recommended based on their detailed knowledge of the project.

Funds — 1987 and 1988 Street Bonds.

Clearances — Engineering Department, the City Attorney, and the Budget and Evaluation Department.

26. Recommend approval of Amendment No. 2 for $85,761.00 for engineering services with Rummel, Klepper, and Kahl for the Idlewild Road Widening Phase II Project.

Original Contract — On February 8, 1988, City Council awarded a $324,628 contract for the planning and design of the widening of Idlewild Road from Electra Lane to Idlewild Road North to Rummel, Klepper, and Kahl.

Scope of Work Changed — As the design of the project progressed, the scope of work changed as follows

1. The project limits are now increased by approximately 400' to the east of the Idlewild Road/Piney Grove intersection.

2. The existing asphalt on Idlewild Road between Flintridge Drive and Electra Lane will be overlaid instead of being removed. The consultant estimates a savings of $107,000.00 in construction costs using the overlay alternative. The consultant must design the new overlays.

3. An additional number of right-of-way plats are required.

4. Additional engineering services to revise the location of Idlewild Road North at Idlewild Road.

Funds — Idlewild Road Widening Phase II Capital Account.

Clearances — The contract has been reviewed by appropriate Engineering Department staff.

27. Recommend approval of Amendment No. 1 to the contract with W. K. Dickson and Company, Inc. for water and sewer mains to serve Mecklenburg County Community Development target areas in an amount not to exceed $106,200.00.

Amendment — On June 9, 1986, the City awarded a contract to W. K. Dickson & Co., Inc., for the design and construction administration of sanitary sewer and water mains to serve four Mecklenburg County community development target areas. The original scope of work was to have a single construction contract for all the target areas on an 18 month duration with the construction administration utilizing a 19 month period. In actuality, two separate construction contracts were awarded for 12 month duration each, resulting in dual construction administration and resident observation. One contractor has exceeded his contract time by approximately two months with anticipated completion not for two more months.

In addition, due to the delays, a portion of the project was subcontracted out to a separate company requiring additional construction administration and resident observation.

Funds — County bond funds and State grant funds.

Clearances — The Utility Director.

INTERLOCAL AGREEMENT

28. Recommend approval of the updated City-County Interlocal Agreement and the amendment to the City-County Agreement.

Agreement — City-County Interlocal Agreement
The City-County interlocal agreement defining the responsibilities of each party regarding shared departments was last updated, in total, in 1983. Since that time, there have been changes made to various sections of the agreement to accurately reflect the operations of each department. The 1988 changes are of a technical nature, i.e. correction of dates, etc., and do not impact the current policy or operations of the various departments. The City and County have put together a revised comprehensive agreement covering all those changes as of July 1, 1988. This agreement has been approved by the County.

Amendment — Amendment to Interlocal Agreement
Since July 1, 1988, there has been one change made which impacts the operation of Animal Control as covered by the agreement. This is in the amendment recommended effective July 1, 1989. The amendment includes language clarifying the funding for the City's Dangerous Dog program within Animal Control. This clarification is necessary in order to insure that all revenues and costs of the Dangerous Dog program are attributed to the City. The remainder of the Animal Control Division operation will be shared between the City and County as described in the revised 1988 agreement.

Funds — None.

Clearances — City Attorney, Budget and Evaluation.

CHANGE ORDER

29. Recommend approval of Change Order No. 8 to Metric Constructors, Inc. for $122,991 to construct the parking structure and commercial lane at the Airport.

Contract	General Construction Contract for Parking Structure and Commercial Lane
Contractor	Metric Constructors, Inc.
Date of Award	July 27, 1987
Contract Amount to Date	$16,747,982
New Contract Amount	$16,870,973

Change Order: Costs are primarily associated with encountering poor soil incapable of supporting the foundation loads. A large quantity of unsuitable soil was removed and the cavity filled with concrete. Two of these remedial works resulted in separate costs of $51,500 and $50,220.

This change order also corrects a deficiency in the speed bumps within the parking structure.

Clearances: Odell Associates, Inc., architect and Day & Zimmerman, Inc., project manager concur in this change order.

Funds: Funds are available in project contingency to cover this change order.

TRUST AGREEMENT AMENDMENT

30. Recommend approval of an amendment to the Charlotte-Mecklenburg Risk Management Trust Agreement to allow actuarial based funding.

Trust Agreement: In 1986 the City, the County and the School Board entered into a trust agreement to provide reserve funding for self-insured losses from $500,000 to $1,000,000. This trust established certain target funding levels designed to meet the then anticipated losses. In 1988 we had the first actuarial study to comprehensively consider our actual self-insured loss experience. This study indicated that our losses were expected to be lower than the originally projected targets. This means we can put less money in the trust than is called for in the original agreement and still be within sound actuarial guidelines.

Amendment — The amendment proposed will allow the City, the County and the School Board to fund only those amounts necessary to support anticipated losses as determined by certified actuary findings and further to allow the trust to refund to the respective participants those amounts currently in excess of actuarially determined levels. The County and the School Board have approved the amendment.

Funds — None required.

Clearances — Finance Department.

HOUSING CODE ENFORCEMENT

31. The following in rem actions have been submitted by the Community Development Department. Funds are available and liens will be placed against the properties for the cost incurred.

A. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to correct code violations at 1025 Marble Street, Thomasboro neighborhood.

Date of Inspection 3/29/88
Reason for Inspection Complaint By Occupant
Owner(s) Notified of Hearing 5/4/88
Hearing Held 5/19/88
Owner(s) Ordered to Repair by 7/20/88 (mail returned)
A title search was ordered.
Date of Reinspection 10/18/88
Owner(s) Notified of Hearing 10/28/88
Hearing Held 11/28/88
Owner(s) Ordered to Repair by 1/14/89 (mail returned)
Owner(s) Ordered to Repair by 2/22/89
Estimated Value of Dwelling $20,650
Estimated Repair (Which is less than 65% of Estimated Value) $2,360.

The owner was notified of a Civil Penalty on January 17, 1989. The total penalty as of May 26, 1989 amounts to $1,410. The owner has been notified of this Council action.

B. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to correct code violations at 2123 Parson Street, Villa Heights neighborhood.

Date of Inspection 9/26/88
Reason for Inspection Complaint By Occupant
Owner(s) Notified of Hearing 9/30/88 (mail returned)
Owner(s) Notified of Hearing 11/4/88 (mail returned)
A title search was ordered.
Date of Reinspection 2/8/89
Owner(s) Notified of Hearing 2/8/89
Hearing Held: 2/27/89
Owner's Ordered to Repair By 4/14/89
Estimated Value of Dwelling $31,890
Estimated Repair (Which is less than 65% of Estimated Value) $3,085

The owner was notified of a Civil Penalty on 4/21/89. The total penalty as of 5/30/89 amounts to $550.00. The owner has also been notified of this Council action.

C. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 617 Pennsylvania Avenue, Oakview Terrace neighborhod.

Date of Inspection 4/30/87
Reason for Inspection Field Observation, which is a part of the Concentrated Code Program.
Owner(s) Notified of Hearing 5/5/87
Hearing Held 5/18/87
Owner(s) Ordered to Repair By 7/27/87
A title search was ordered.
Date of Reinspection 7/7/88
Owner(s) Notified of Hearing 7/7/88
Hearing Held 7/22/88
Owner(s) Ordered to Repair By 8/27/88

A reinspection on 9/2/88 revealed 46% of the work had been completed, however, on 9/30/88 a reinspection revealed that the property had been destroyed by fire.

Date of Reinspection 9/30/88
Owner(s) Notified of Hearing 10/27/88
Hearing Held 11/21/88
Owner(s) Ordered to Demolish Dwelling By 3/5/89
Estimated Value of Dwelling $21,560 (Before the Fire)
Estimated Repair (Which is greater than 65% of Estimated Value) $41,000.

The owner was notified of a Civil Penalty on March 8, 1989. The total penalty as of May 31, 1989 amounts to $960. The owner has been notified of this Council action.

The neighborhood residents have contacted Community Development several times regarding the unsafe condition of the structure and the use of the structure by vagrants. The demolition of this structure is recommended to eliminate the unsafe conditions.

D. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 700 E. 36th Street, North Charlotte neighborhood.

Date of Inspection 8/17/88
Reason for Inspection Field observation & reinspection for fire damages
Owner(s) Notified of Hearing 8/23/88
Hearing Held 9/6/88
Supplemental Order to Repair by 11/11/88
A title search was ordered.
Date of Reinspection 2/23/89
Owner(s) Notified of Hearing 2/27/89
Hearing Held 3/17/89
Owner(s) Ordered to Demolish Dwelling by 5/4/89
Estimated Value of Dwelling $4,600
Estimated Repair (Which is greater than 65% of Estimated Value) $4,960.

The owner was notified of a Civil Penalty on April 4, 1989. The total penalty as of May 26, 1989 amounts to $820. The owner has also been notified of this Council action.

The neighborhood residents have contacted Community Development several times regarding the unsafe condition of the structure and the use of the structure by vagrants. The demolition of this structure is recommended to eliminate the unsafe conditions.

E. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to correct code violations at 2725 Marney Avenue, Grier Heights neighborhood.

Date of Inspection 6/11/87
Reason For Inspection Field Observation
Owner(s) Notified of Hearing 6/16/87
Attempts to mail and hand deliver the Complaint & Notice of Hearing failed so a title search was ordered.
Date of Reinspection 12/15/88

Owner's Notified of Hearing 1/13/89
Hearing Held 2/3/89
Owner(s) Ordered to Repair Dwelling By 3/22/89
Extended 4/21/89
Estimated Value of Dwelling $9,330 Estimated Repair (Which is less than 65% of Estimated Value): $5,180

The owner was notified of a Civil Penalty on April 24, 1989. The total penalty as of May 15, 1989 amounts to $330. The owner has also been notified of this Council action.

UTILITY AGREEMENT

32. Recommend adoption of a resolution authorizing utility agreement with the North Carolina Department of Transportation (NCDOT) for reconstruction of the I-77/SR 1138 (Arrowood Road) Interchange.

The Project The NCDOT plans to reconstruct the interchange of I-77 and Arrowood Road beginning in Federal fiscal year 1989. At its March 27, 1989 meeting, Council approved a municipal agreement with the NCDOT for improvements to the interchange. Reconstruction work requires adjustment and relocation of certain water and sewer lines for which the City is responsible.

The Agreement The utility agreement provides for the NCDOT's contractor to perform the water and sewer line relocation work. The City of Charlotte is required to reimburse the NCDOT for costs that are the City's responsibility.

Funds The cost to the City for the utility work is estimated to be $110,500.00. Funds for the work are included in the Water and Sewer Capital budget. Reimbursement is to be made in one lump sum within 60 days of being invoiced by the NCDOT.

Clearances Plans for relocating the water and sewer lines affected by the project have been reviewed and approved by the Charlotte-Mecklenburg Utility Department.

STORM DRAINAGE

33. Recommend adoption of a resolution to repair the storm drainage system in the 1200 block of Beechdale Drive and assess a portion of the cost to the involved property owners in accordance with the Storm Drainage Repair Policy.

Location of Drainage Problem 1230 and 1236 Beechdale Drive

Ranking: Moderate Priority

Improvements to be Made Repair of joint failure in 30-inch corrugated metal pipe.

Total Estimated Cost of Repairs $1,000

City's Cost City pays for one-half of improvements made on private property ($500).

Involved Property Owner(s) Cost: One-half of improvements made on private property ($500).

Hearing Requirements No public hearing is required since all involved property owners signed the petition.

Funding Storm Drainage Repair Account. Previously approved projects have committed $277,450 of the $2 million appropriation for FY89.

SPEED LIMITS

34. Recommend adoption of ordinance to lower the speed limit on two neighborhood streets from 35 miles per hour to 25 miles per hour.

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

Ayscough Road (Barclay Downs)
Vernon Drive

SET PUBLIC HEARING

35. A. Recommend adoption of a resolution of intent to abandon a portion of an alleyway between East Independence Boulevard and N. Torrence Street and set a public hearing for July 24, 1989.

B. Recommend a public hearing on July 24, 1989 to obtain the views of citizens on a proposed ordinance to amend the Charlotte Housing Code.

The proposed amendment will authorize the Community Development Director to extend the compliance time for investor owners from the currently approved 90 days to 180 days.

C. Recommend adoption of a resolution calling for a joint public hearing on July 17, 1989 between the City Council and the Charlotte-Mecklenburg Historic Properties Commission to consider designation of the McNeil Paper Company Warehouse located at 305-307 East Eighth Street, including the entire building and the tract of land upon which it sits, as historic property.

TAX REFUND

36. Recommend the adoption of a resolution authorizing the refund of certain taxes in the total amount of $19,308.41 which were assessed through clerical error or illegal levy against 39 tax accounts.

PROPERTY TRANSACTIONS

37. Recommend approval of the following property transactions and adoption of the condemnation resolutions.

1. Project: General Airport Land Acquisition
Owner(s). Harold Clyde Patterson and wife, Betty Jean Patterson
Property Address. 3108 Horseshoe Lane
Property to be acquired. 1.301 acres
Improvements. 1 story brick residence with carport and workshop.
Price: $129,200.00
Remarks To acquire total property (1.301 acres of land with improvements) as authorized by the 1987 Charlotte-Douglas International Airport Master Plan.

2. Project Intersection Improvements-Central Avenue/Eastway Drive
Owner(s). Jo Anne Morgan Dixon
Property Address. 3719 Central Avenue
Property to be acquired. 4,840 square feet (0.111 ac)
Price $48,600.00
Remarks. The property is zoned B-1 and the site of an Exxon Service Station. Included in purchase price is payment for moving Exxon sign, three lights and shrubs.

CONDEMNATIONS

3. Project. Sterling Area - Phase I
Owner(s) Johnnie Montgomery and Mary Montgomery and any other parties of interest.
Address of Property 9500 Old Pineville Road
Property to be condemned. 75 square feet (0.002 ac) plus 1,882 square feet (0.043 ac) permanent drainage easement 677 square feet (0.015 ac) of temporary construction easement.
Price. $1,125.00
Reason for condemnation. Property owners have been contacted on several occasions and in person but do not respond to any of our requests. Condemnation is requested in order to prevent a delay in construction.

4. Project. Sterling Area - Phase I
Owner(s). Jiten Pandya and any other parties of interest
Property address. Old Pineville Road
Property to be condemned 149.5 square feet (0.003 ac) of temporary construction easement only.
Improvements None
Price. $100.00
Reason for condemnation. Property owner has been contacted on several occasions and he does not respond to any of our letters or telephone calls. Condemnation is requested in order to prevent a delay in construction. Property is zoned R-9.

5. Project. Sterling Area - Phase I
Owner(s). William Stitt and any other parties of interest
Property Address 9522 Old Pineville Road
Property to be condemned. 300 square feet (0.007 ac) plus temporary construction easement.
Improvements. fence, shrubs and trees
Price $1,200.00
Reason for condemnation. Owner has indicated that he would sign the agreement. Two agreements have been mailed to him but we have not been successful in obtaining an executed agreement. Condemnation is requested in order to prevent a delay in construction.

NOMINATIONS

38. Nominations for appointment to Boards, Commissions and Committees.

Earlier this year, Council approved the quarterly nominations/appointment procedure. Council members will make their nominations after which they will hand their nomination forms to the City Clerk. In the event there is only one person nominated for any one position, Council may make that appointment at this meeting.

An asterisk (*) beside the following names indicates that if there are no other nominations, Council may make the appointment at this meeting.

A. Airport Advisory Committee - Two terms will expire July 31. Terms are for three years.

*1. Osborne Oakley - eligible for reappointment (serves in one of the two positions designated for persons familiar with aviation matters by reason of vocation or avocation).

*2. Edward High - eligible for reappointment.

Both have complied with the attendance policy.

Attachment No. 19

B. Charlotte-Mecklenburg Art Commission - One term will expire July 31. Terms are for three years.

1. Robert Cheek - ineligible for reappointment.

Attachment No. 20

C. Certified Development Corporation - Three unexpired terms ending April 30, 1991.

1. Business Organizations Category - one appointment to fill vacancy caused by resignation of Robert Cunningham.

2. Community Organizations Category - two appointments to fill vacancies caused by enforcement of attendance policy (Spencer Thompson), and resignation of Ray Biggs.

Attachment No. 21

D. Civil Service Board - One appointment for a three-year term. Appointee must be an elector (registered voter) of the City of Charlotte. Joe Miller has declined his appointment of April 24.

Attachment No. 22

E. Historic District Commission - One appointment of a Dilworth Resident/Owner for a three-year term. Patricia Williams has declined her appointment of April 24.

Attachment No. 23

F Mint Museum Board of Trustees - One position. Terms are for three years.

*1. Pam Patterson - eligible for reappointment. She has complied with the attendance policy.

Attachment No. 24

G. Specialized Transportation Advisory Committee - Two terms will expire September 30. Terms are for two years.

*1. Marilyn Maxson - eligible for reappointment (fulfills requirements that one of the City appointees be physically handicapped). She has complied with the attendance policy.

2. Rick Dancy - ineligible for reappointment.

Attachment No. 25

H. Advisory Board to the Youth Involvement Council - Two terms expired August 15, 1988, but appointment of their replacements was held up pending recommendations from the YIC on restructuring the Board to have people serving who could assist in raising funds. Terms are for two years.

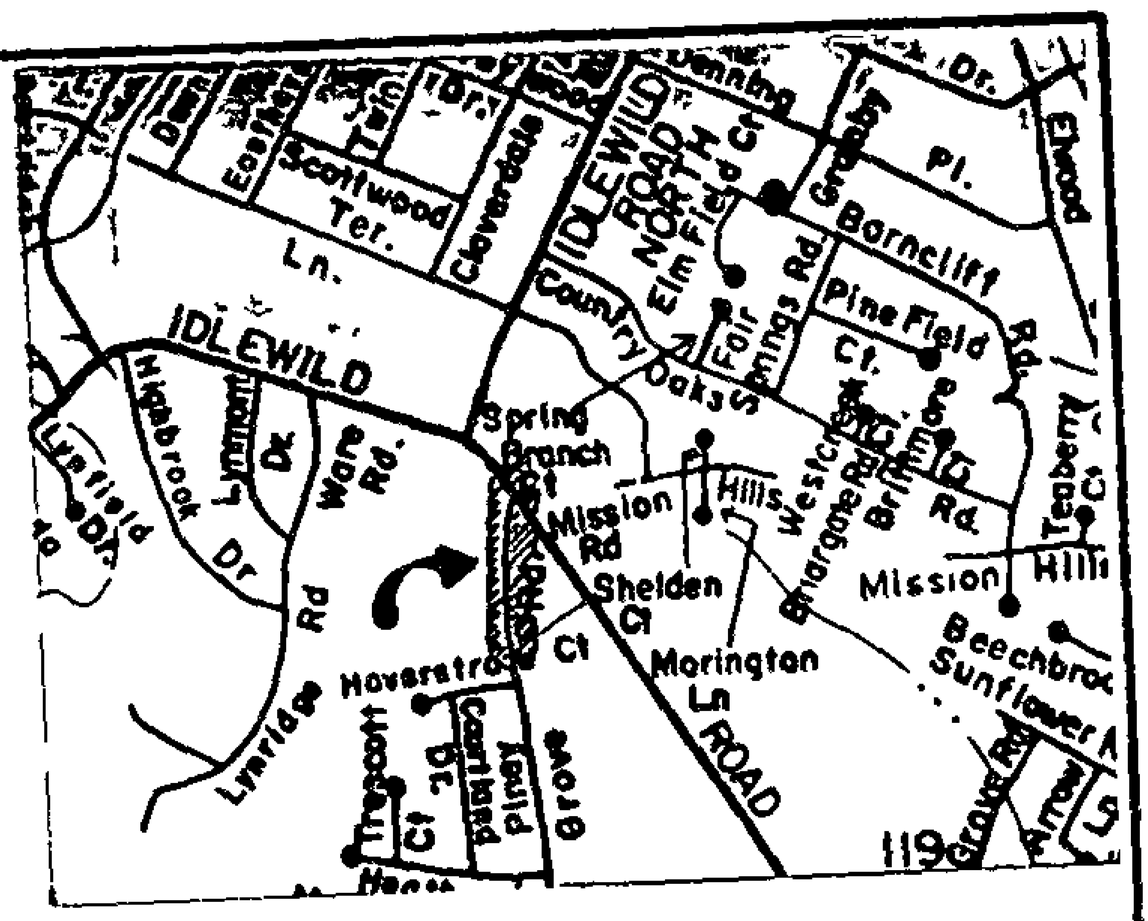
1. Thomas H. Hunter, ineligible for reappointment.
2. Marjorie Belton, ineligible for reappointment.

Attachment No. 26

I. Waste Management Advisory Board - One appointment for the unexpired term (ending February 20, 1992) of Timothy M. Mann, who has resigned. The appointment is actually made by the County on recommendation of City Council. Mr. Mann served as a representative of the Chamber of Commerce and they have suggested the following person as his replacement

1. Gregory Simmons, Metallurgical Engineer, Charlotte Pipe and Foundry.

Attachment No. 27



VICINITY MAP

IDLEWILD ROAD

(IDLEWILD CROSSING LIMITED PARTNERSHIP)

PINEY GROVE ROAD

(IDLEWILD CROSSING LIMITED PARTNERSHIP)

PINEY GROVE ROAD (RELOCATION)

DELTA ROAD

(IDLEWILD CROSSING LIMITED PARTNERSHIP)

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	ABANDON A PORTION OF	JOB NO.
		FILE NO
	PINEY GROVE ROAD	SHEET 1
DRAWN BY CCE CHECKED BY SBC		OF 1
CITY ENGINEER	DATE 4/17/89 SCALE NONE	

#2

PROVIDENCE

AVENUE

JAMES ALEXANDER WHITE (RALPH KIER)

JAMES ALEXANDER WHITE (RALPH KIER)

CIRCLE AVENUE

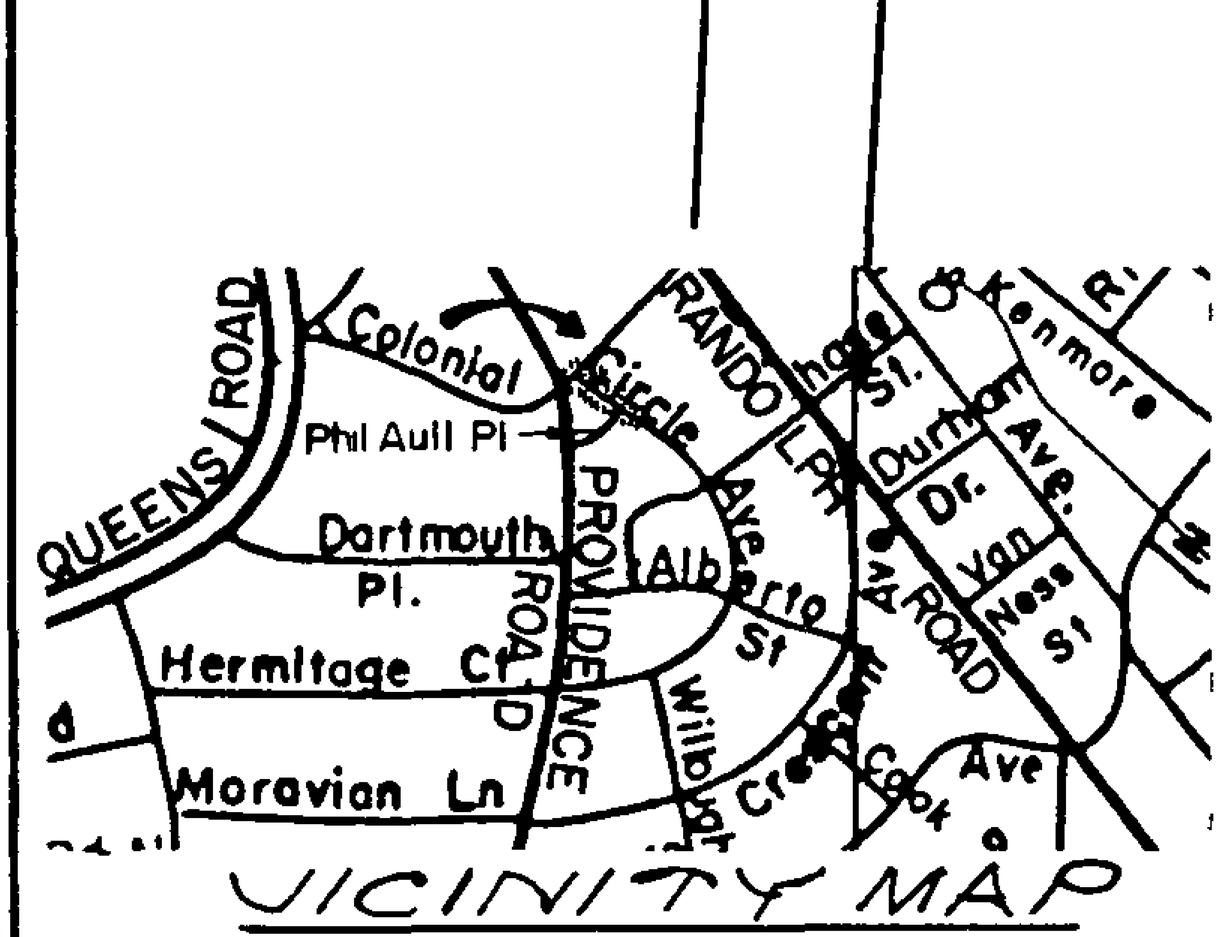
COLONIAL

RICE DEVELOPMENT CORPORATION

ROAD

PHIL AULL STUDIO INC

PHIL AULL PLACE



CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	ABANDON A PORTION OF	JOB NO
		FILE NO
DRAWN BY CCE	CIRCLE AVENUE	SHEET 1
CHECKED BY SBC		OF 1
C ENGINEER	DATE 5/3/89 SCALE NONE	

#3

DATE: May 22, 1989

PETITION NO.: 89-33

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF and Conditional Parking to R-6 and R-9

LOCATION: Approximately 30.9 acres including a triangular shaped parcel along the Seaboard Railroad between Ridgeway Avenue and Westover Street and properties extending from St. Julien Street to Morningside Drive along both sides of Commonwealth Avenue and a small portion bounded by Westover Street to the northeast, and property located on Morningside Drive north of Commonwealth Avenue and bounded by Briar Creek to the east.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Lassiter, Latham, Spencer, Thomasson, and Wheeler.

Nays: None.

REASONS

This petition was initiated by the Planning Commission to implement the recommendations of the Chantilly-Commonwealth Small Area Plan, adopted in 1987 by City Council. The plan contains a series of recommendations for corrective rezonings to establish a zoning pattern that is more reflective of existing land uses and more compatible with the neighborhood. In the area included within this petition, the plan calls for maintaining the existing single family residential character and encouraging infill single family development on vacant lots. The petitioned properties are presently zoned R-6MF. One parcel located on the east side of Morningside Drive just north of Commonwealth Avenue was rezoned years ago to permit conditional parking. The requested change seeks R-9 for the portion of the petition lying along the east side of Morningside Drive so that these properties can become part of the established R-9 pattern along the majority of Morningside Drive. Of the six lots included in this part of the petition, five are developed with single family residences and one is vacant. The petition seeks a change from R-6MF to R-6 for the balance of the property to more closely match the zoning to the existing land use, which, except for two day care centers and a few scattered duplexes, is single family residential. The portion of the petition adjoining the railroad is currently vacant. The Zoning Committee viewed preservation of the housing stock as a worthwhile goal and felt that the few duplexes and the day care center that will be made nonconforming were not being heavily penalized.

STAFF OPINION

The staff agrees with the Zoning Committee recommendations.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-33 HEARING DATE April 17, 1989

ZONING CLASSIFICATION, EXISTING R-6MF & Conditional Parking REQUESTED R-6 & R-9

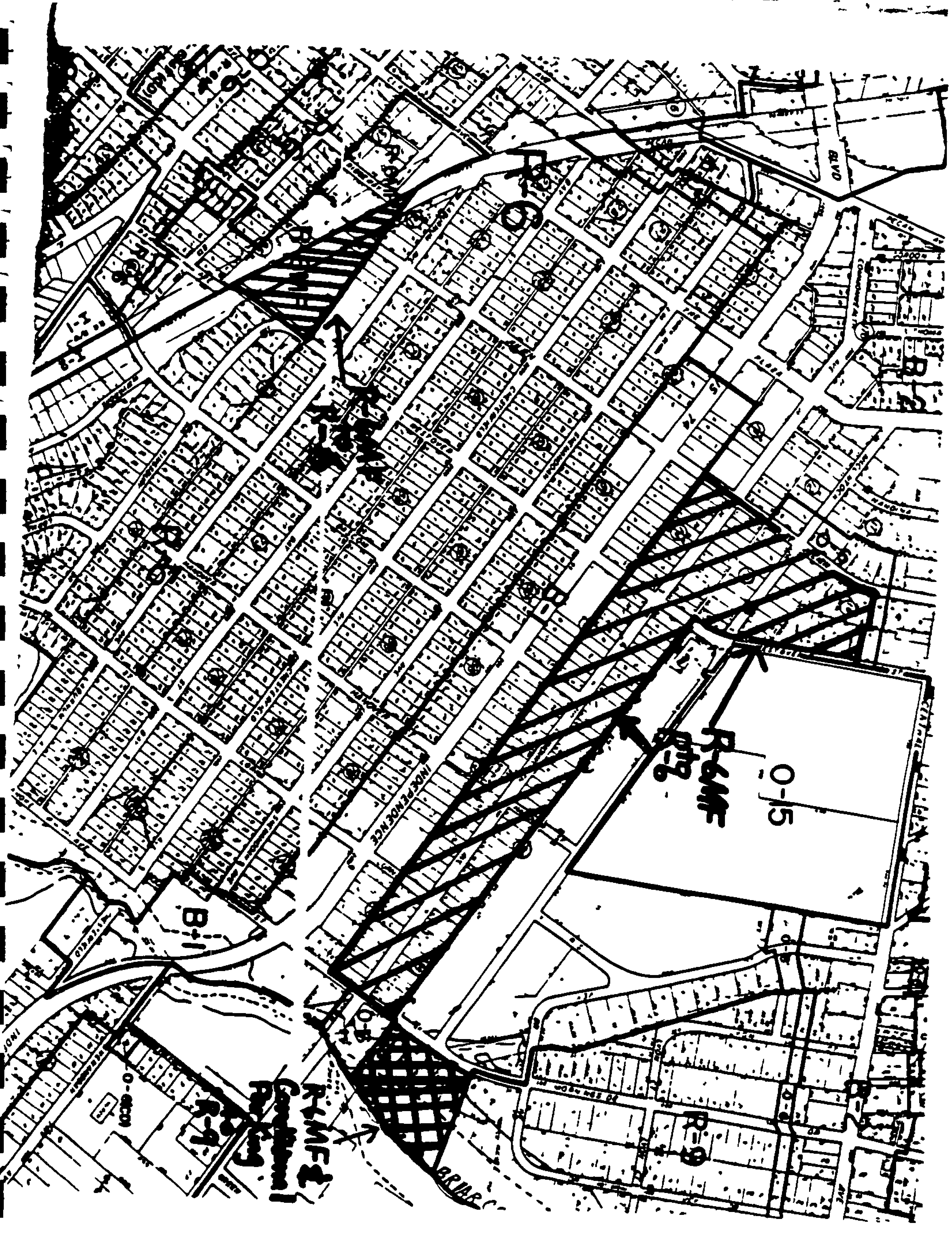
LOCATION Approx. 30.944 acres including a triangular shaped parcel bounded by Seaboard Railroad right-of-way line to the southwest and Westover St. to the east, property extending from St. Julien St. to Morningside Dr. along both sides of Commonwealth Ave. and a small portion bounded by Westover St. to the northeast, and property located on Morningside Dr. north of Commonwealth Ave. and bounded by Briar Creek on the east.

SEE ATTACHED MAP

ZONING MAP NO. 101

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


O-15
INDEPENDENCE
B-1
R-9

#4

DATE: May 22, 1989

PETITION NO.: 89-34

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from O-6 to R-6

LOCATION: Six lots totaling just under one acre located east of Pecan Avenue along Shenandoah and Chesterfield Avenues.

ACTION: The Zoning Committee recommends approval of the petition to R-6 with the exception of the two lots on Shenandoah Avenue.

VOTE: Yeas: Lassiter, Latham, Spencer, Thomasson, and Wheeler.

Nays: None.

REASONS

This petition was initiated by the Planning Commission to implement the recommendations of the Chantilly-Commonwealth Small Area Plan, adopted by City Council in 1987. The plan contains a number of recommendations for rezoning to more closely match the zoning patterns to the existing land uses. The subject petition includes six lots totaling just under one acre. The properties are presently zoned O-6 and the requested change seeks R-6. The properties include one duplex and five single family residences. The Chantilly-Commonwealth Plan recognizes the subject property's office zoning as a potential for intrusion of nonresidential uses into the neighborhood and as a potential for loss of good housing stock. The Zoning Committee did note that the best information available to date regarding the widening of Independence Boulevard calls for acquisition of the two lots on Shenandoah Avenue. Therefore, the Zoning Committee recommends approval of the petition with the exception of those two lots in the future right-of-way of Independence Boulevard.

STAFF OPINION

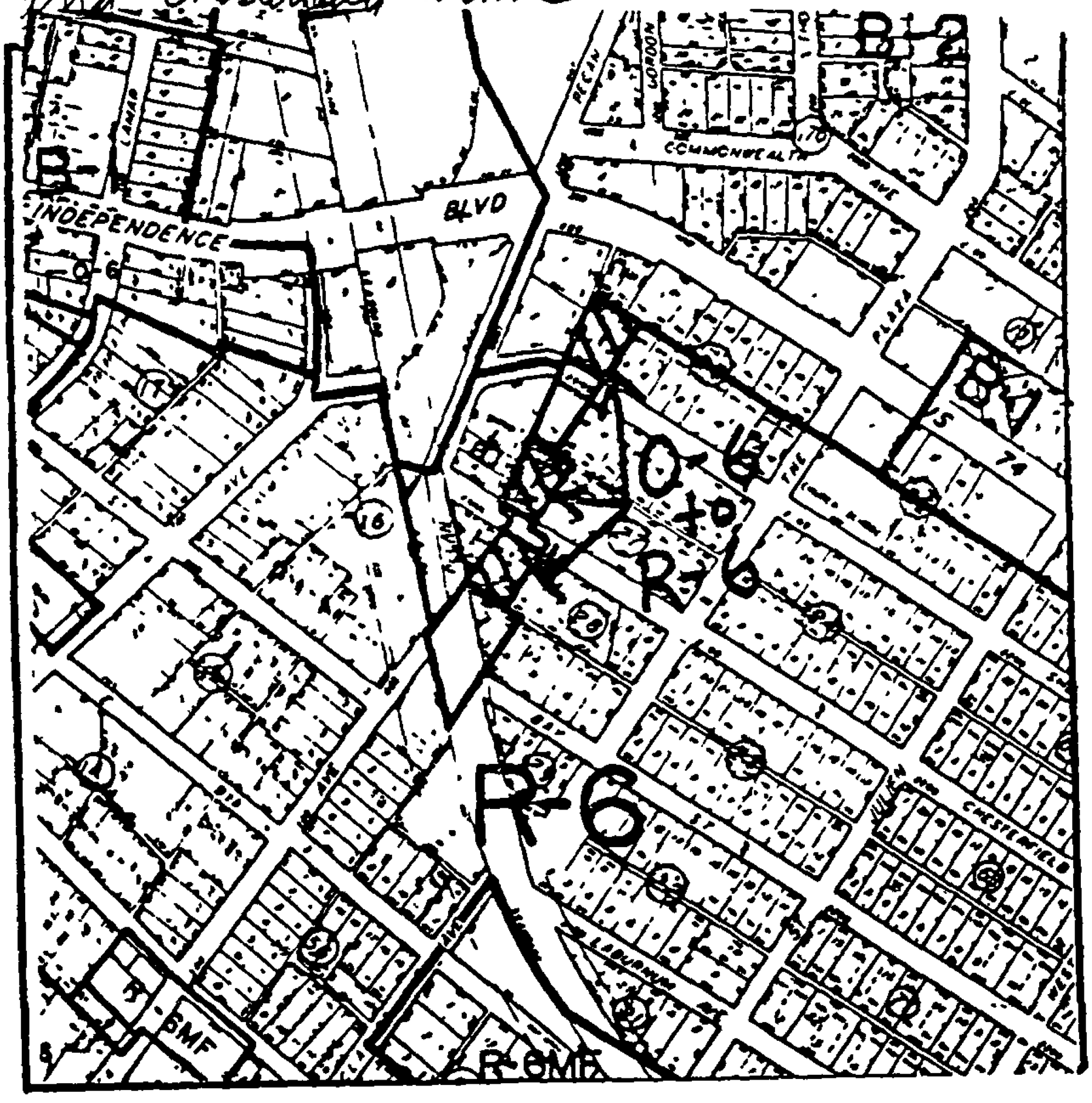
The staff agrees with the Zoning Committee recommendations.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-34 HEARING DATE April 17, 1989

ZONING CLASSIFICATION, EXISTING O-6 REQUESTED R-6

LOCATION Approx. 0.998 acres including properties located northeast of the intersection of Pecan Ave. and Shenandoah Ave., northeast of the intersection of Pecan Ave. and Chesterfield Ave., and southeast of the intersection of Pecan Ave and Chesterfield Avenue.



ZONING MAP NO. 101 SCALE 1" = 400'

#5

DATE: May 22, 1989

PETITION NO.: 89-35

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 and O-6 to B-1, O-6 and R-6

LOCATION: Approximately 11.892 acres including several parcels bounded by The Plaza to the west, Commonwealth Avenue to the north, and St. Julien Street to the east, several lots at the northeast corner of the The Plaza and Commonwealth Avenue, the southeast corner of McClintock Road and The Plaza, and the northeast corner of McClintock Road and Nandina Street.

ACTION: The Zoning Committee recommends the following actions with regard to this petition.

A. Rezone the portion of the petition south of Central Avenue along St. Julien and Westover Streets from B-2 and O-6 to B-1 and R-6.

B. Rezone the portion of the petition located on the southwest corner of the intersection of McClintock Road and St. Julien Street from B-2 to R-6 except the most westerly lot across from Nandina Street which is recommended to be rezoned from B-2 to O-6.

C. Rezone the balance of the petition along Commonwealth Avenue from B-2 to O-6.

PART A: B-2 and O-6 to B-1 and R-6 along Central Avenue, St. Julien Street, and Westover Street.

VOTE: Yeas: Lassiter, Latham, Spencer, Thomasson, and Wheeler.

Nays: None.

PART B: B-2 to O-6 and R-6 along McClintock Road.

VOTE: Yeas: Lassiter, Latham, Spencer, and Thomasson.

Nays: Wheeler.

PART C: B-2 to O-6 along Commonwealth Avenue.

VOTE: Yeas: Lassiter, Latham, Spencer, and Thomasson.

Nays: Wheeler.

REASONS

This petition is involved with implementation of the Chantilly-Commonwealth Small Area Plan and encompasses approximately 11.89 acres located along parts of Central Avenue, The Plaza, Commonwealth Avenue, McClintock Road, St. Julien Street, and Westover Street. The properties along Central Avenue are presently zoned B-2 and are requested for rezoning to B-1. These parcels are occupied by commercial and office uses. The most westerly segment of the petitioned site is presently zoned B-2 and is requested for change to O-6. These properties are developed with office and residential uses. The petition also seeks a change from B-2 to O-6 for two lots located on the northeast corner of the intersection of Nandina Street and McClintock Road. These lots contain an office use and a commercial use.

The petition requests a change from O-6 and B-2 for the eight lots located on the southwesterly corner of the intersection of McClintock Road and St. Julien Street. Those parcels are occupied by five single family residences, two duplexes and one office use.

The remaining properties, predominantly occupied by single family residences, are requested to be changed from O-6 and B-2 to R-6 in order to be more reflective of the existing uses. The Chantilly Plan recognizes that further nonresidential development in this area would remove much needed affordable homes and weaken the neighborhood edge. Also, intensifying existing nonresidential uses could have an adverse impact on nearby homes.

The Zoning Committee divided the petition into three parts and voted on the three areas separately. Part A, along St. Julien Street and Westover Street, was viewed by Zoning Committee as valuable properties worthy of protection. The Committee supported the plan's goals of preservation of housing stock and protection of neighborhood edges.

Part B, along McClintock Road, generated much discussion regarding the area's potential for a residential future. Most of the members viewed the area as a critical component of the existing residential neighborhood. The minority opinion viewed the area as one without a viable residential future and felt the existing zoning is appropriate.

Part C, along Commonwealth Avenue, was viewed by most members as appropriate for rezoning to O-6 to establish a more compatible neighborhood edge.

STAFF OPINION

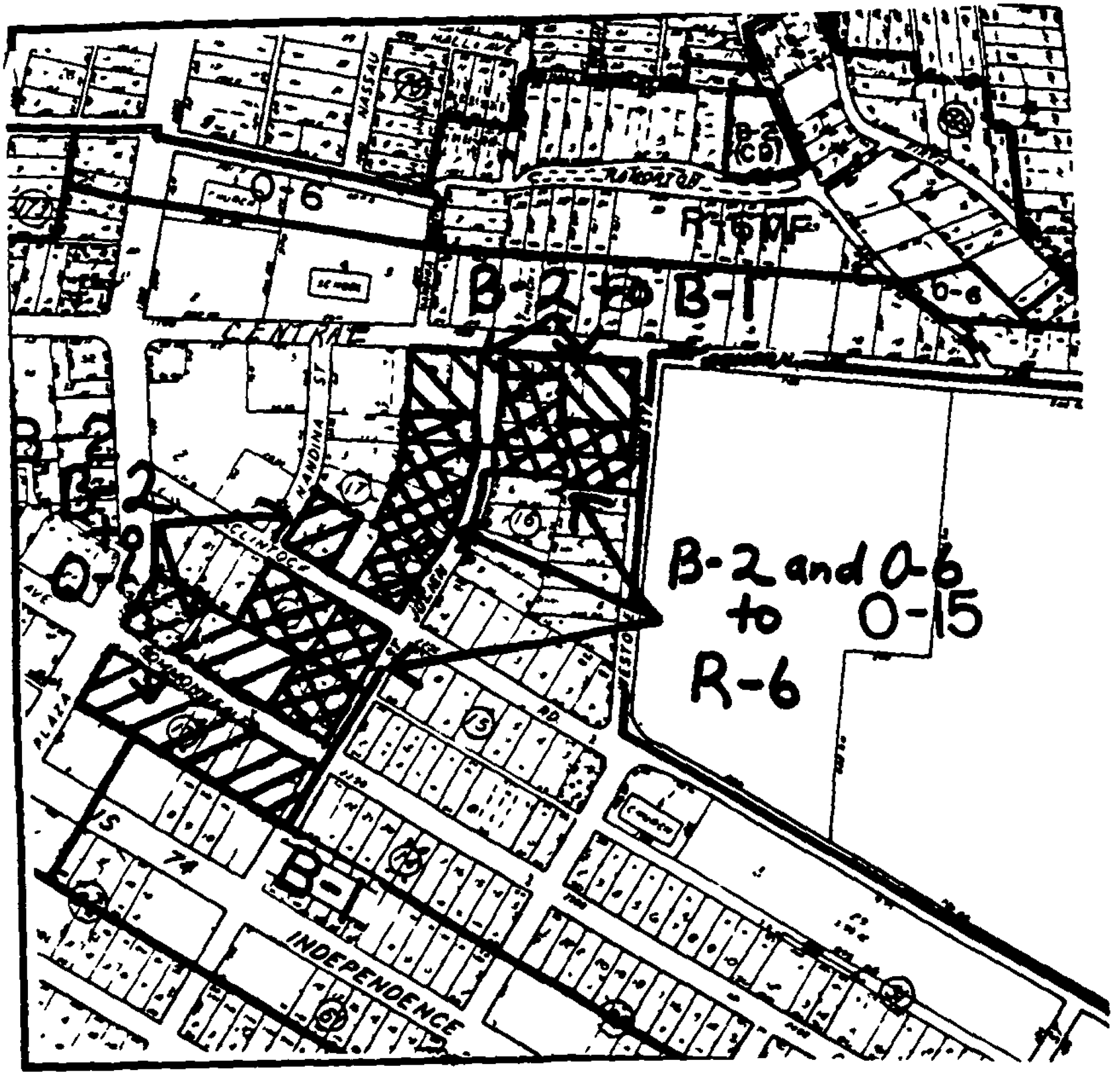
The staff agrees with the Zoning Committee recommendations.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-35 HEARING DATE April 17, 1989

ZONING CLASSIFICATION, EXISTING B-2&O-6 REQUESTED O-6,B-1,&R-6

LOCATION Approx. 11.892 acres located including a parcel bounded by the Plaza to the west, Commonwealth Ave. to the north, and St. Julien St. to the east, several lots at the northeast corner of the Plaza and Commonwealth Ave., the southeast corner of McClintock Rd. and the Plaza, and the northeast corner of McClintock Rd. and Nandina St.



ZONING MAP NO. 101 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

#6

DATE: May 22, 1989

PETITION NO.: 89-36

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from O-15, O-6, and B-2 to R-9 and R-6MF

LOCATION: Approximately 19.71 acres located south of Central Avenue between Westover Street and Ivey Drive (Veterans Park) and along both sides of Ivey Drive.

ACTION: The Zoning Committee recommends that the petition be approved.

VOTE: Yeas: Lassiter, Latham, Spencer, Thomasson, and Wheeler.

Nays: None.

REASONS

This petition is involved with implementation of the Chantilly-Commonwealth Small Area Plan and includes approximately 19.7 acres located south of Central Avenue along Iris Drive and west of Iris Drive. The property is presently zoned O-6, O-15, and B-2 and the requested change seeks R-9 and R-6MF. The petitioned site is comprised of Veterans Park and a tract located on the east side of Iris Drive. The portion of the petitioned site west of Iris Drive contains Veterans Park. The lot on the east side of Iris Drive is occupied by the last unit in a series of duplexes.

The Chantilly-Comonwealth Plan recommends rezoning Veteran's Park to R-9 and the duplex on the east side of Iris Drive to R-6MF to bring the zoning into conformance with the uses on these properties. The Zoning Committee recommends approval of the petition.

STAFF OPINION

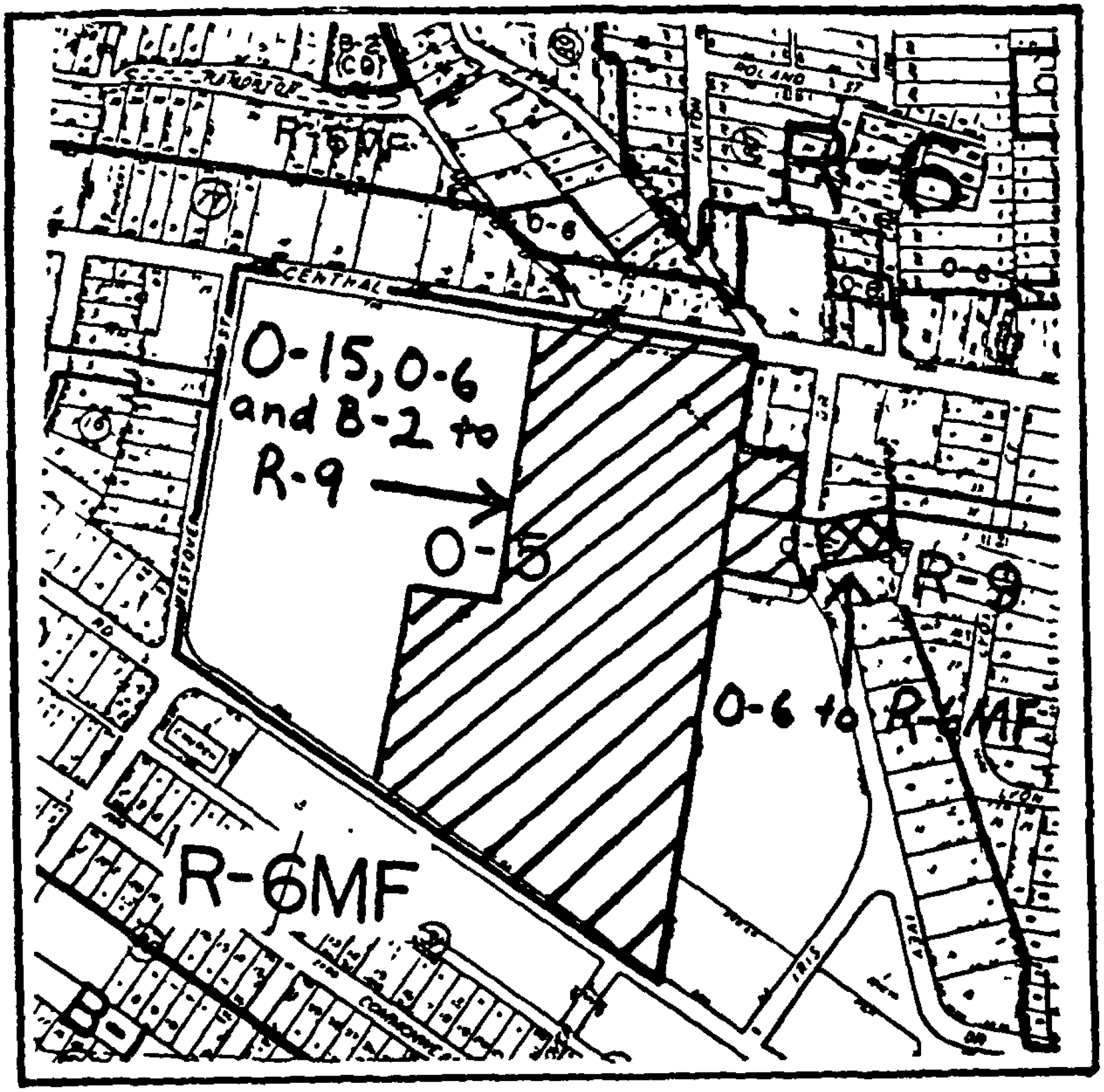
The staff agrees with the Zoning Committee recommendations.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-36 HEARING DATE April 17, 1989

ZONING CLASSIFICATION, EXISTING O-15, O-6, & B-2 REQUESTED R-9 and R-6MF

LOCATION Approx. 19.71 acres located on the south side of Central Ave. between Westover St. and Ivey Dr. (Veteran's Park property) and property along both sides of Ivey Drive south of Central Ave.



ZONING MAP NO. 101 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

#7

DATE: May 22, 1989

PETITION NO.: 89-37

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 and O-6 to B-1, O-6, and R-9

LOCATION: Approximately 7.9 acres located on the south side of Central Avenue along Lyon Court, Morningside Drive and Ivey Drive.

ACTION: The Zoning Committee recommends that the petition be approved.

VOTE: Yeas: Lassiter, Latham, Spencer, Thomasson, and Wheeler.

Nays: None.

REASONS

This petition is involved with implementation of the Chantilly-Commonwealth Small Area Plan. It includes approximately 7.9 acres located south of Central Avenue along Lyon Court, Morningside Drive, and Ivey Drive. Properties included within the petition are currently zoned a combination of B-2 and O-6. The rezoning request at hand seeks B-1, O-6, and R-9. The portion of the subject property which fronts Central Avenue is petitioned for rezoning from B-2 to B-1 to establish more compatible zoning on the edge of the established neighborhood. The properties are developed with commercial, office, and residential uses.

The petition seeks a change from B-2 to O-6 for two parcels on the east side of Ivey Drive which are developed with a single family house. It also proposes a change from B-2 to O-6 for three lots on the west side of Ivey Drive, two lots on either side of Morningside Drive, and two lots on either side of Lyon Court. These lots form a strip behind the proposed B-1 lots and are presently occupied by single family uses except for the two lots on Lyon Court which contain office uses. The balance of the petition is requested for rezoning to R-9. These parcels are occupied by single family residences with the exception of one lot on Lyon Court which contains an office use. The Zoning Committee recommends approval of the petition.

STAFF OPINION

The staff agrees with the Zoning Committee recommendations.

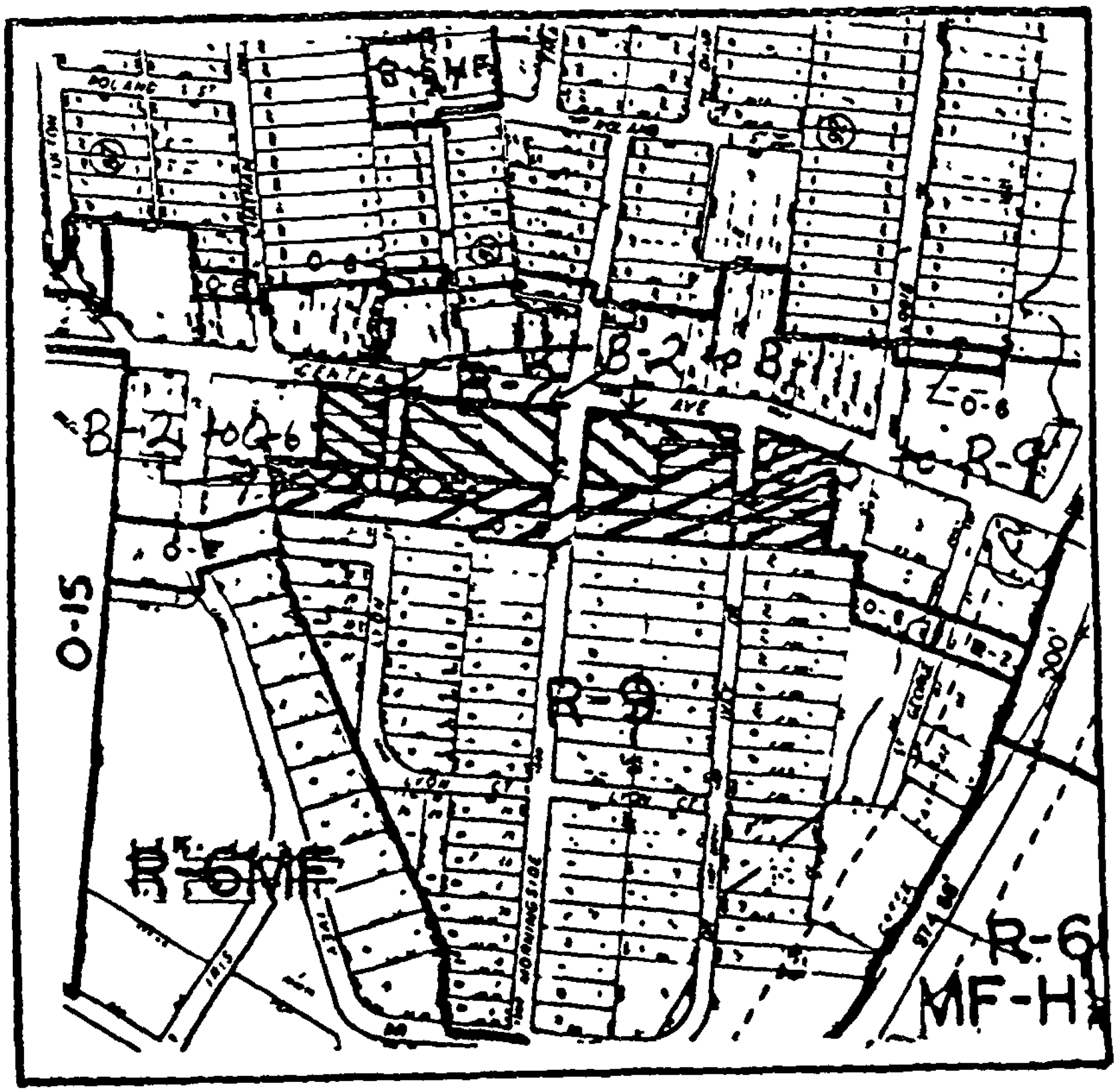
CORRECTED MAP

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-37 HEARING DATE April 17, 1989

ZONING CLASSIFICATION, EXISTING B-2 & O-6 REQUESTED B-1, O-6, & R-9

LOCATION Approx. 7.984 acres located on the south side of Central Ave. along both sides of Lyon Ct., Morningside Dr. and Ivey Dr.



ZONING MAP NO. 101

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

#8

DATE: May 22, 1989

PETITION NO.: 89-39

PETITIONER(S): James B. Stegall

REQUEST: Change from R-6MF to B-1(CD)

LOCATION: A .38 acre site located off North Tryon Street on the north side of Ritch Avenue east of Rosedale Avenue.

ACTION: The Zoning Committee recommends that the petition be denied.

VOTE: Yeas: Lassiter, Latham, Spencer, Thomasson, and Wheeler.

Nays: None.

REASONS

This petition requests the rezoning of a lot currently residentially zoned to accommodate a parking lot. This rezoning would violate the North Tryon Corridor Study in terms of land use and would intrude into an established neighborhood with commercial zoning and uses. Therefore, the Zoning Committee recommends that this petition be denied.

STAFF OPINION

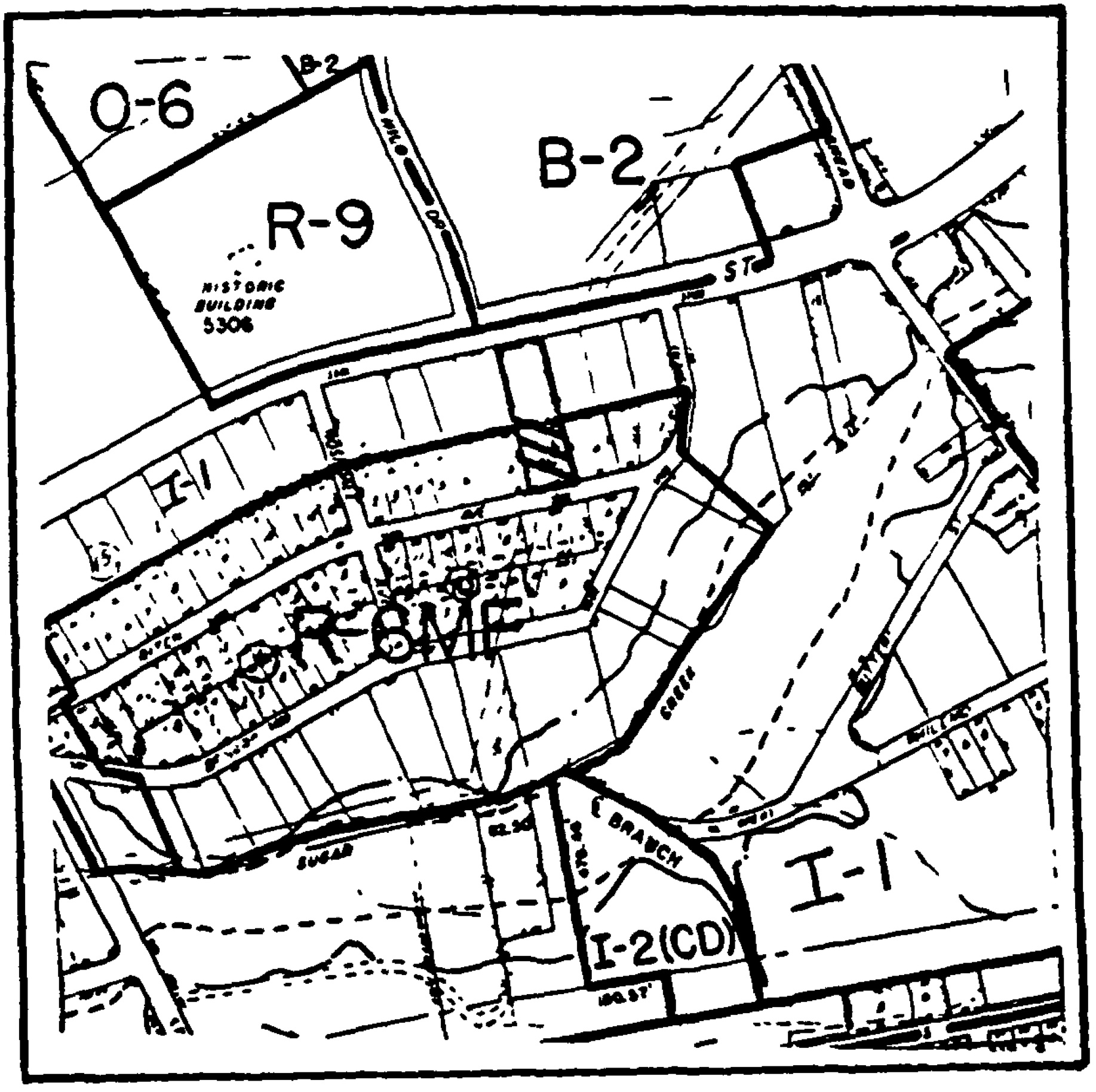
The Planning staff agrees with the recommendation of the Zoning Committee.

PETITIONER James B. Stegall

PETITION NO. 89-39 HEARING DATE May 15, 1989

ZONING CLASSIFICATION, EXISTING R-6MF - REQUESTED B-1(CD)

LOCATION Approx. 0.38 acres located off N. Tryon St. on the north side of Ritch Ave. east of Rosedale Ave.



ZONING MAP NO. 89

SCALE 1" = 400'

#9

DATE: May 22, 1989

PETITION NO.: 89-41

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from Conditional Parking to R-6MF

LOCATION: Approximately .172 acres located off the northerly side of Kirkland Avenue west of Coker Avenue.

ACTION: The Zoning Committee recommends that the petition be approved.

VOTE: Yeas: Lassiter, Latham, Spencer, Thomasson, and Wheeler.

Nays: None.

BACKGROUND

The City of Charlotte Zoning Ordinance calls for a review of conditional rezonings three years from the date of their approval. According to the zoning ordinance, conditional rezonings are to be considered for firm development proposals and, therefore, a three year review was installed to ensure that those proposals were being developed in accordance with the approved zoning. For a number of years, the three year review of approved conditional rezonings was not conducted on a regular basis. The Charlotte-Mecklenburg Planning Commission has recently, however, concluded an exhaustive review of all conditional rezonings for both Mecklenburg County and the City of Charlotte. This included the review of 501 previously approved conditional zoning cases and of those cases that are within the City's jurisdiction, eight have been recommended for rezoning. Those cases are included in Petition Nos. 89-40 through 89-47.

Petition No. 89-41

This petition involves a .172 acre parcel located north of Kirkland Avenue west of Coker Avenue. The parcel was rezoned in 1970 to permit conditional parking but has remained vacant. The zoning pattern in the nearby area is predominantly R-6MF with parts of Tuckaseegee Road zoned for business purposes. The area south and east of the petitioned site has developed in a solidly single family residential manner. To the north, Tuckaseegee Road is developed with a number of businesses. Public plans indicate that this area is one which should remain residential. There were no departmental concerns regarding the request and CDOT indicates the potential trip generation will be unaffected. This request would restore the site to its original zoning. As of the preparation of this recommendation, no response has been received from the property owner. The Zoning Committee did briefly discuss the fact that a protest petition was filed by the nearby property owners. That protest petition indicated the property owners view multi-family zoning as inconsistent with the

established single family neighborhood. The Zoning Committee agreed with that assessment but noted that the ongoing Central District Plan will recommend corrective rezonings in the area of the subject property to establish single family zoning in the areas of the neighborhood that have predominantly developed with single family homes. Establishment at this time of a single family residential district on this one small parcel in an area otherwise predominantly zoned for multi-family purposes was viewed as premature. The Zoning Committee felt that the Central District Plan process was the more appropriate vehicle for that sort of rezoning.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval of the request, viewing it as consistent with plans for the area and the conditional district process.

STAFF OPINION

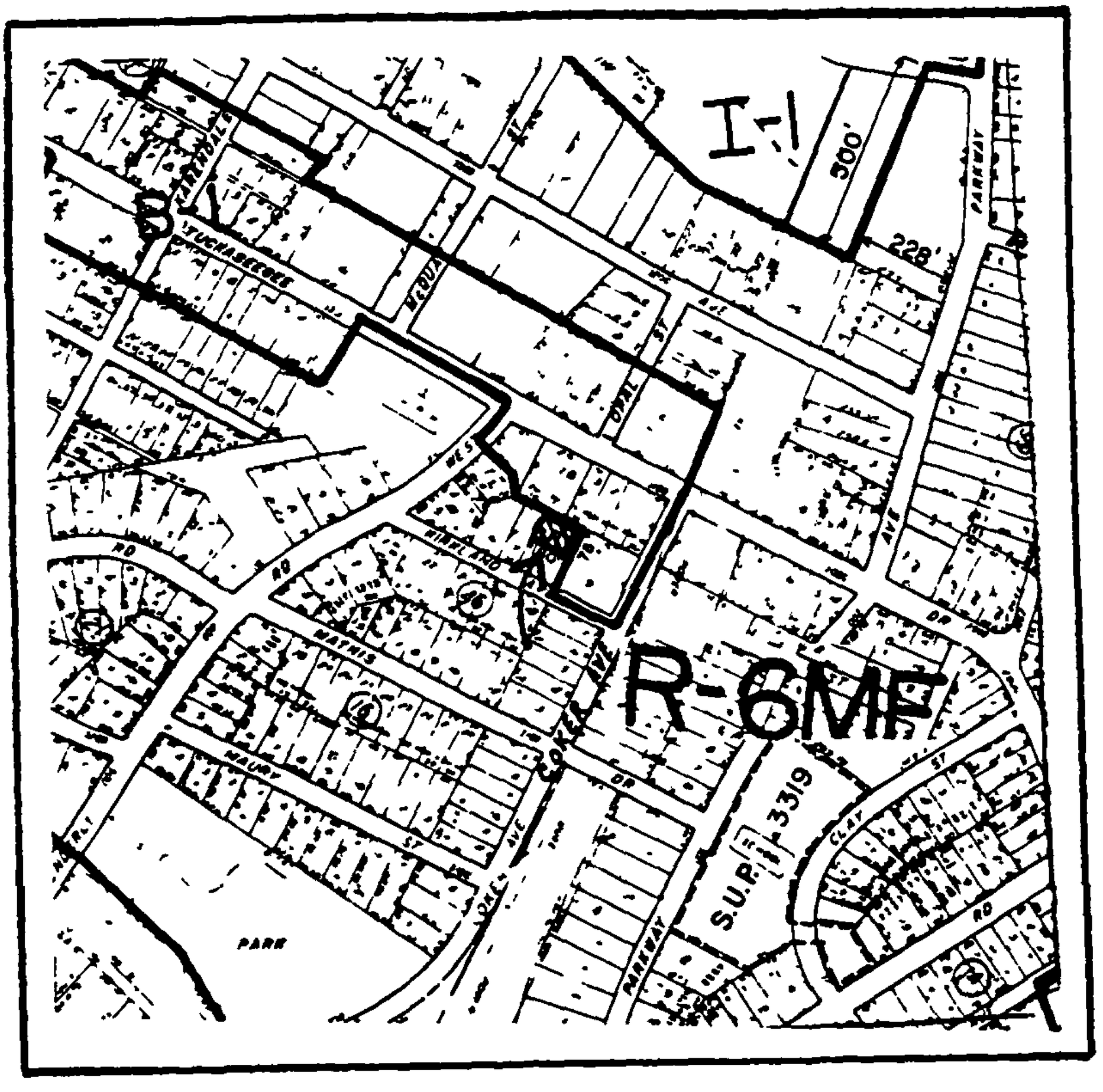
The Planning staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-41 HEARING DATE May 15, 1989

ZONING CLASSIFICATION, EXISTING Condicional Parking REQUESTED R-6MF

LOCATION Approx. .172 acres located off of the northerly side of Kirkland Avenue west of Coker Avenue.



ZONING MAP NO. 87

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

#10

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 1990 TO 1994.

WHEREAS, the City of Charlotte recognizes the importance of developing long-range capital improvement planning to maintain the growth and vitality of the community; and

WHEREAS, the City of Charlotte continuously develops and reviews the policy and financial assumptions and impact of capital improvement projects for the City; and

WHEREAS, the City of Charlotte has a five-year Capital Improvement Program based on policy and financial assumptions, so stated in the FY90-94 Capital Improvement Program, that balances the potential physical development planning with long-range financial capacity.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, in its regular session duly assembled, that it does hereby adopt the Capital Improvement Program for fiscal years 1990 to 1994.

This _____ day of _____, 1989

Approved as to form:

Henry W. Underhill Jr
City Attorney

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE ADOPTING THE TWO-YEAR BUDGET PLAN FOR FISCAL YEARS FY90 AND FY91.

WHEREAS, the City of Charlotte recognizes the importance of long-range planning; and

WHEREAS, the City of Charlotte develops and analyzes the issues, policies and financial assumptions which impact the operating budget of the City; and,

WHEREAS, the City of Charlotte has developed a two-year Operating Budget Plan which maintains a tax rate of 62.75 cents per $100 assessed valuation for FY90 and estimates a tax rate of 63 00 cents for FY91, reflects increases of 11.4% in FY90 and 5.1% in FY91 in the Operating Budgets; and, includes 4,655 authorized positions in FY90 and 4,717 authorized positions in FY91.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, in its regular session duly assembled, that it does hereby adopt the Operating Budget Plan for FY90 and FY91.

This _____ day of _____, 1989

Approved as to form:

City Attorney

Resolution Amending the Pay Plans, Employee Group Insurance Plans, and Personnel Rules & Regulations of the City of Charlotte

BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, that:

The Pay Plans heretofore adopted by City Council to be effective October 1, 1960, as subsequently amended, are hereby further amended as follows·

a) The pay schedule adjustments, and job classification changes/additions, deletions as presented in the reports entitled FY90 Recommended Salary and Benefit Adjustments and Amendment to the FY90 Recommended Salary and Benefit Adjustments, be adopted in their entirety.

b) The revisions in the group insurance plans, as described in the report entitled FY90 Recommended Salary and Benefit Adjustments, be adopted in their entirety.

c) The Personnel Rules and Regulations heretofore adopted by the City Council to be effective October 6, 1969, as subsequently amended are hereby further amended as follows

A. Rule III. Section 9, Pay Rates in Promotion, Demotion, Transfer, Paragraph (4), Reclassification, to be amended in its entirety as follows·

(4) Reclassification. The salary of an employee whose position is reclassified and allocated to another class at a higher level shall be increased by 5 percent or to the minimum of the new range, whichever is greater. Employees who are reclassified based on recognition of work which was performed at a higher job class level shall not serve a probationary period Therefore, the effective date of reclassification will establish the employee's new annual merit date. The salary of an employee whose position is reclassified and allocated to another class at the same or a lower level shall not be changed and the employee shall not be eligible for any salary increase until the current salary is below the maximum for the new job class. Also, the employee shall not serve a probationary period as a result of reclassification to another class at the same or lower level.

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

APPROVED AS TO FORM

Henry W. Underhill Jr.
City Attorney

#11

6291D

ANNUAL REPORT

MUNICIPAL INFORMATION ADVISORY BOARD

I. Establishment, Composition and Charge

The Municipal Information Advisory Board (MIAB) was established by Ordinance 763 of the Code of the City of Charlotte in 1977. The MIAB is a seven member board created:

> to review the collection, production, retention, and use of personal information by the City of Charlotte, and to make recommendations to the City Manager and the City Council of actions necessary to limit and control the amount and type of personal information collected, produced, retained, and used by the City so as to protect an individual against an invasion of personal privacy to the fullest extent possible within the framework of existing law.

II. Recommendation of Abolition or Deactivation of the MIAB

Because the current members of the Board unanimously agree that it has fulfilled its charge, we recommend that the Board be deactivated or abolished.

In the recent past, the Board has not needed to address privacy issues related to data collection. Rather, the Board has focused on the storage and retention of personal information. The reason privacy issues have not occupied the Board's agenda is that the City is collecting, retaining and sharing personal data in a manner which protects personal privacy to the extent possible. Perhaps because privacy issues, which most interest Board members, no longer dominated meeting agenda, attendance by members had begun to decline in 1988.

When the Board's predecessor, the Municipal Information Review Board, was established in the early 1970's, the City participated in a federally funded project to develop an integrated municipal information system. At that time there was concern that sharing of personal data might become widespread and, consequently, abused. However, project results indicated data sharing occurred most frequently with geographic, not personal, data.

We believe that the Municipal Records Access and Control policy, Revised Administrative Policy No. 1.05, which the City Manager promulgated on August 17, 1984, has worked most effectively in facilitating the proper disclosure of information collected, maintained and stored by City departments. This policy was conceived, developed and recommended to the City Manager by the MIAB. City government has, in our view, diligently followed the Administrative Policy.

Over the past few years the Board has conducted surveys which establish to its satisfaction that relatively few types of personal data are actually collected and maintained by the City. Beginning in 1985, the Board worked closely with the Centralina Council of Governments in its records management pilot project conducted for the City. The Board examined in depth the types of information maintained in the files of the departments participating in the records management project. This examination established that these departments, which provided a fair cross section of City government structure, were careful to gather and maintain the minimal amounts of personal information needed to perform their functions. We understand that this pilot project ultimately resulted in the recommendation of the establishment of a Records Manager who will continue to monitor recordkeeping to see that appropriate levels are maintained.

More recently, the Board was actively involved in working with the Municipal Information System (MIS) Department policies and procedures on sharing and downloading of information stored through the City's data processing facilities. This work again led the Board to conclude that appropriate, and minimal, amounts of personal information were gathered and maintained by the City. Procedures have been established to protect the use or sharing of what personal information is maintained through the data processing function.

The current members of the MIAB believe that the work of the MIAB, particularly in its formative years and early in the 1980's, has dealt effectively with privacy issues, and laid the groundwork for the professional and considerate manner in which the City now limits the sensitive personal information which it collects and maintains. Furthermore, the MIS Department through Richard Passine, his predecessor Joseph Motto, and its professional staff, have provided invaluable guidance and assistance to the MIAB. Most notably, Roberta Harris has served for years as the MIAB's administrative officer. She has given cheerfully of her time, keeping us organized and promptly providing any assistance we needed. We shall personally miss working with her, and commend her to you. We believe that their insights into the City's data collection and maintenance activities have been instrumental in keeping their City colleagues cognizant of privacy issues, thus allowing the MIAB to reach the conclusion that it is no longer needed. We therefore recommend that Council consider abolishing the Board. Alternatively, Council may wish to deactivate the Board, with the option to reinstate it should conditions warrant.

Francis C. Clark
Chairperson
Nancy Williams
Vice Chairperson

Neighborhood development emphasis will be on acquisition and rehabilitation of boarded-up dwellings

The grant application allows 15% of its funding be expended toward providing remedial/tutorial assistance to youth of lower income families

Preservation of the existing housing stock through code enforcement is also a major program component of Community Development, however, the General Fund provides the funding, and the Manager's budget recommendation for FY90 is $1,054,982

Attachment No 3

Jan 22 1989

8 Recommend adoption of the revisions to the Housing Policy Plan

Need for Housing Policy Plan Amendments

In April 1987, City Council approved a Housing Policy Plan which outlines the City's goals and commitment of resources towards its mission of "reducing the number of households living in substandard, overcrowded, or unaffordable housing conditions " Since the plan was adopted, changes occurring at both the local and national levels have affected the low income housing picture causing a need for amending or adding provisions to the 1987 Housing Policy Plan

The Housing Policy Plan sets general policy guidelines for programs, resources, and roles of the different housing providers Most of the action steps to carry out the policy plan will come back to City Council for approval in the form of contracts

Recommendations

Recommendations for the 1989 Housing Policy Plan

I It is recommended that Council adopt the following mission statement The changes from the current mission statement are indicated by underlining

The City of Charlotte is committed to reducing the number of City households living in substandard,

over-crowded, or unaffordable housing conditions The expenditure of public dollars will address the housing needs of residents earning less than 60% of median income through an aggressive preservation program emphasizing code enforcement and rehabilitation, through partnership efforts to stimulate production of housing for low-income residents, and through coordinated assistance efforts to reduce the number of people needing subsidized housing

II The following policy statement which identifies the target population to be served is recommended for addition to the policy plan

When City dollars are used to subsidize housing, the people receiving the subsidy must reside in substandard, over-crowded, or unaffordable housing, must earn 60% or less of median income for a family of four, and must be on a master list for subsidized housing administered and maintained by the Housing Authority, or must currently reside in public housing units Priority will be given to stabilizing the housing conditions for families with children below the age of 15, and to efforts promoting self-sufficiency for these families

Action Step

After adoption of the above policy statement the City will develop in cooperation with the Charlotte Housing Authority a proposal for administering and maintaining a clearing house and master list for people needing subsidized housing who meet the criteria of income, and who currently live in substandard, or over-crowded, or unaffordable housing

III The following role definitions are recommended for addition to the Housing Policy Plan

A City of Charlotte

1 Preserve and protect existing housing stock through direct service delivery program (Code enforcement, rehabilitation loans)

2 Financing subsidized housing

a Direct subsidies to tenants
b Second mortgage write down for home ownership
c Below market rate financing through partnership arrangement
d Other subsidy mechanisms as approved by City Council

3 Coordinate employment and Social Services targeted to persons receiving City subsidized housing with a long-term goal of promoting self-sufficiency

4 Support nonprofit efforts to develop low-income housing that meets the intent of the City's Housing Policy

B Charlotte Housing Authority

1 Manage in an acceptable manner the existing stock of City-owned subsidized housing

2 Develop project proposals to provide new housing opportunities for people currently in public housing or on the waiting list

3 Create housing development and management strategies which promote self-sufficiency

4 Administer direct subsidy program

5 Administer and maintain a waiting list for low-income assisted housing

C Charlotte-Mecklenburg Housing Partnership

1 Mobilize private and nonprofit financing for development of low-income housing opportunities

2 Create development opportunities for low-income housing, and serve as a catalyst and clearing house

for public/private housing development ventures

3 Develop and coordinate neighborhood opportunities for economic self-sufficiency in conjunction with housing opportunity

IV Recommended resource allocation

The following allocation guide is recommended for the annual appropriation of $4 5 million currently programmed in the Capital Improvement Program The Council will be asked to approve individual contracts meeting the program concept outlined below

A Contract on a yearly basis with the Charlotte-Mecklenburg Housing Partnership to leverage City dollars in the production of additional housing opportunities through public/private ventures These housing opportunities would benefit people earning 60% or less of the median income

One hundred units - $2 0 million

B Allocate $2 0 million for City sponsored housing which would benefit people earning 40% or less of median income

C Allocate $500,000 for continuation of the City's Innovative Housing Fund for smaller projects benefitting people earning 60% or less of the median income

The provisions recommended above for Council adoption would be incorporated into a revised Housing Policy Plan Specific options for carrying out the City's Housing program for expenditure of the $2 0 million will be presented to Council in June 1989 These options include a City housing assistance payment program, construction of 50 units, or a combination of the two. The options would also include new guidelines for the approximately 400 units of City-funded public housing. These guidelines would be aimed at promoting "movement" of people from public housing to less subsidized housing opportunities The options would also include

guidelines for providing coordination of existing City services to promote self-sufficiency for those families with that potential

BUSINESS

9 Recommend approval of the Food Service Advisory Committee's recommendation that the City enter into a five-year lease with a five-year option to renew with Gary V Jordan as operator of the Charlotte-Mecklenburg Government Center restaurant

Recommendation: The Food Service Advisory Committee, comprised of Slug Claiborne, Chairman, Robert Percival, George Beck, Glenda Brown and Jackie Wilkes, recommends the City enter into lease arrangements with Gary V Jordan to operate the CMGC restaurant The rental rate for the proposed five-year lease term will be $12 00 per square foot for 4,000 square feet, $3 00 per square foot for 384 square feet of basement storage, and 15 percent of gross sales over $300,000 annually

The committee recommends Mr Jordan because of his extensive background, proposed personal management of the facility, and proposal with the highest revenue return to the City Based on his pro-forma, it is estimated that the City's income will be $64,152 with $400,000 in gross sales We expect this rent to cover amortization cost for facility construction Mr Jordan agreed to enter into a five year lease with an option to renew for a second five year term as requested in the City's RFP and that the information submitted in the RFP be made a part of the lease document

Restaurant Background: In March, City Council approved the concept of City funding of the restaurant development with the return on capital investment through the lease structure

124 Request for Proposals were sent to restaurateurs who replied to the advertisement or who had previously indicated an interest in operating this facility

Eleven proposals were received and forwarded to the Food Service Committee for review

#1B

6/8/89

We in the City of Charlotte are committed to reducing the number of households living in substandard, overcrowded or unaffordable housing conditions Coordinated efforts can be designed to produce housing, leverage public dollars with private funds and maximize the efforts to reduce the number of people needing subsidized housing

In order to create home-ownership opportunities for low to moderate income families through innovative development strategies, we propose to create a partnership among the City of Charlotte, the Charlotte Housing Authority and the Charlotte-Mecklenburg Housing Partnership to build thirty-five (35) single-family, owner-occupied homes on an annual basis

It is estimated by the Charlotte Housing Authority that two hundred (200) families will graduate from transitional housing programs over the next five years It is our responsibility to provide home-ownership opportunities for all qualified families Funds that are being made available will continue to make quality, affordable housing available to the target market

While property has been identified for our first development project, it is the intent of this partnership to look at the long-term production of affordable housing

Our target market includes families who earn from 45% of the H U D median family for Charlotte and who currently reside in public or assisted housing units or are enrolled in transitional housing programs or are on the master list for subsidized housing administered and maintained by the Housing Authority with a maximum income of 60% of the median Families receiving subsidies must reside in substandard, over-crowded or unaffordable housing Families living in units owned or managed by the Charlotte Housing Authority with an income that exceeds 60% of median income may qualify for the program Priority will be given to stabilizing the housing conditions for families with children below the age of fifteen (15) and to efforts promoting self-sufficiency for these families.

Greenville Area Redevelopment Land has been targeted for the initial development by this partnership Estimates of the number of homes that can be built on the single-family residential land range from one hundred (100) to one hundred twenty (120) Development of Greenville should be in accordance with the Greenville Special Project Plan, as approved by City Council in October 1987 and can be undertaken in stages

Stage I will be the development of single-family owner-occupied housing in a manner sensitive to neighborhood concerns Stage II will be the development of the 7 1 acre parcel at Oaklawn and Statesville Avenues in a mixed-use environment One developer could be selected who could best build both Stage I and Stage II over a three to four-year period It is our intent that the financing for Stage II be obtained conventionally

Each of the three partners will play specific roles to benefit low to moderate income families who seek home-ownership opportunities

A) The CMHP will

1) Assume the role of developer and coordinator of the partnership,

2) Identify, along with the CHA, land for future purchases

Coordinate group to reach agreement on land and purchase said land,

3) Select families to participate in the program,

4) Provide first mortgage financing through their loan consortium,

5) Expend monies granted by the City of Charlotte to fund second mortgages,

6) Develop and implement programs for

i) pre-entry and post-occupancy counseling,

ii) pre-home ownership counseling,

iii) home maintenance education, and

iv) delinquency counseling

7) Act as catalyst for neighborhood self development,

8) Release Request for Proposals, evaluate responses and select the developer(s) as required,

9) Develop and coordinate neighborhood opportunities for economic self-sufficiency,

10) Become qualified to directly purchase FHA and VA foreclosed homes, provide for their repair and rapid reselling as recommended in the Greenville Special Project Plan, and

11) Provide that these homes remain affordable upon resale and remain available for our target market

B) The City of Charlotte will

1) Sell the Greenville land to the CMHP at the current appraised value (1983),

2) Act in an advisory capacity to the CHA and the CMHP on future land purchases,

3) Allocate funds on an annual basis to the CMHP for second mortgages subject to the annual budget process The City has allocated two million dollars to CMHP annually and estimates that approximately $500,000 of this allocation will be used annually for this program

4) Fund support services such as Family Housing Services' counseling, Community Development technical support, Planning Commission assistance in preparing site studies, employment and job training services and others subject to the annual budget process, and

5) Provide the technical assistance and loan funds subject to existing policy for the Greenville mixed-use parcel

The proposed FY90 and 91 city budgets include funds for all of the above

C) The Charlotte Housing Authority will

1) Provide financial resources derived from the sale of Turnkey III homes for the acquisition of land and construction financing,

2) Identify, along with CMHP, land for future purchases

3) Assist in the writing of construction specifications and proposals,

4) Supervise construction activities,

5) Screen, for eligibility, and prepare families from transitional programs and public or assisted housing units to participate in the home-ownership program, and

6) Administer and maintain the master list for assisted housing

Innovative Housing Loan

Requested Council Action

Request City Council to approve a Loan Agreement in the amount of $1,975,000 to be secured by a 2nd Deed of Trust in conjunction with a loan from First Union National Bank and an equity injection in the form of a letter of credit from the National Corporation for Housing Partnerships. The borrowing entity is the Spring Harbor Limited Partnership which would represent a joint venture between the National Corporation Housing Partnership from Washington, D. C. and AmeriFirst Development Corporation of Charlotte. NCHP would represent a 1% managing general partner, and AmeriFirst would represent a 1% general partner. The remaining 98% ownership interest would be sold to an investor for the purchase of the federal tax credits provided by the project. The tax credit application was submitted to the N. C. Housing Finance Agency on May 15, 1989.

First Union National Bank has provided a commitment letter. This commitment is contingent upon the City's approval and the approval of the necessary amount of federal tax credits. The First Union commitment is based on the following source and use of funds:

Source of Funding:

Uses:

Land	$ 850,000
Structure	5,225,000
Soft Costs	1,090,000
Developer's fee	905,000
Syndication fee	75,000
Total Replacement Cost	$8,145,000

Sources: (Construction)

First Union National Bank	$5,775,000
City of Charlotte	1,975,000
	$7,750,000*

Sources: (Permanent)

First Union National Bank	$6,170,000
Letter of Credit (equity)	3,285,000
City of Charlotte	1,975,000
	$8,145,000

*Construction loan does not finance $395,000 of the developer's fee.

The City's loan is requested on the following terms:

Subordinated City Loan ($1,975,000)
(2nd Deed of Trust)
Term - 15 years (deferred)
Interest - 3% - during construction
- 3% - years - 1 to 10 - Permanent Loan
- 6% - years - 11 to 15 - Permanent Loan

The City's loan would be payable monthly to the extent cash is available after permanent loan debt service. Any deferred debt service added to principal is to be repaid upon the sale or refinancing of the project.

Security - The City's loan would be disbursed for construction and rolled over into a 15 year loan. The loan would be secured by a 2nd Deed of Trust on the real property owned by the borrowing entity at the subject site as well as all present and future improvements thereon. Additional collateral would include:

- a 2nd lien security interest on building material, supplies, fixtures, and other personalty on site;

- a general record 2nd assignment of all rents, leases, and security deposits;

- a second assignment of the borrowing entity's interest in the general construction contract, architectural contract, and plans and specifications;

- the City to be named as a 2nd beneficiary of an acceptable letter of credit in the amount equal to the difference between the final construction loan amount and the approved permanent loan;

- the guaranty by both general partners of construction completion.

Participation by the City (Prorata participation by the City in development fees in excess of 12.5% of third party costs, cash flow, and residuals) - The City's participation will equal the amount of the City's loan to the total sources including any deferred development fee for the development including any deferred development fee. The City loan as requested represents 24% of the total sources for the project financing. Any City participation in cash flow will be used to reduce the principal of the City's loan. Interest on the City loan for the following year would be calculated on the reduced principal indebtedness.

PROJECT DESCRIPTION

Spring Harbor Apartments are designed to provide high quality basic housing for families of low income as defined in the Tax Act of 1986. The eleven apartment buildings are basically two stories high with the possible exception of three story rear elevations which may be needed to take advantage of the natural falling topography. The buildings will either have ship-lap vinyl or 8-inch Louisiana Pacific Strand Board lap siding. Trim and soffits will be wood. The exterior color scheme will be bright with harmonious trim colors throughout adding to the contemporary look of these apartments.

Children's play areas, picnic areas and individual storage units will be provided. These amenity areas will be the focal point of community activities. The picnic area will consist of play equipment, basketball court, heavy duty tables and charcoal grills in and adjacent to a 12 ft. X 10 ft. picnic shelter. Play equipment will consist of heavy duty climbing type apparatus. A basketball court will also be provided for adult and children entertainment.

The leasing office will be centrally located at the entry to the property. The function of this building will be to support the leasing activity with two administrative offices and a small meeting room. The meeting room will function both as an area to greet prospective residents and provide space for small resident meetings. Included in the leasing office will be a laundry consisting of 6 washers and 4 dryers.

A 1200 sq. ft. pool and 150 sq. ft. wading pool will be located adjacent to the leasing office. These facilities will be fenced and provide summer recreational activities for the residents of the development. The pool will be of limited depth (no greater than 5 ft.) to allow maximum usage by the children without the danger of too deep water.

The apartment units are designed in such a manner to maximize living area (living room, bedrooms and dining areas) while minimizing wasted circulation. Each unit will have interior storage which will have washer/dryer connections for those families desiring to rent washer/dryers or owning their own washers and/or dryers. This storage is in close proximity to the kitchen allowing this storage area to serve also as a supplemental pantry. Sufficient washer/dryer sets will be purchased to equip two-thirds of the units at a nominal monthly charge to the resident. The kitchen cabinetry will have vinyl covered hardboard doors and vinyl top surfaces. A dining area will be provided adjacent to the kitchen in each floor plan.

Each unit will enjoy an exterior patio or balcony. Each patio or balcony will also have an exterior storage closet with limited storage capacity. Forty-four (44) exterior 5 ft. X 8 ft. storage sheds will be provided the residents for an additional monthly charge.

Family Size	Rents At 50%	Less: Estimated Utility Allowance **	Avg. Rent @ 50%	Gross Maximum Allow. Rents @ 60% Median
2	$354	$49	$305	$375
3	398	53	345	425
4	441*	56	385*	475
5	473	63	410	505
6	497	72	425	525

*Rent affordable by family of four at 50% of median income using 30% of their income for shelter.

**The amount shown will vary slightly by unit size (i.e. a three person household may occupy more than one unit type). The allowance does not include air conditioning which is considered a discretionary expense.

To achieve underwriting of rents at fifty percent (50%) of median income, a subordinated $1,975,000 loan is requested from the City of Charlotte.

	No. Units	Equivalent Market Comparable Rents	Assumed Occupancy	Rents @ 50% Median
2 BR 1 BTH (720 SF)	70	$440	2 (50%)	$305
			3 (50%)	345
2 BR 2 BTH (800 SF)	12	460	2 (50%)	305
			3 (50%)	345
3 BR 1 BTH (832 SF)	16	490	3 (50%)	345
			4 (50%)	385
3 BR 2 BTH (879 SF)	58	570	3 (25%)	345
	12	580	4 (50%)	385
(1008 SF)			5 (25%)	410
4 BR 2 BTH (1100 SF)	10	None	4 (25%)	385
			5 (50%)	410

The proposed rent structure is 20-40% below the anticipated rental rates if the property were offered at market rents today. Rent is charged on household size in lieu of the size of the apartment.

FEATURES OF PROPOSAL

1. Attract Private Investment

The proposed development of the Spring Harbor Apartment Community will create $6,170,000 or $35,057 per unit in private investment capital. This yields a leverage ratio of 3.2 of private funds to each public dollar provided by the City loan.

2. Service To Low and Moderate Income Families

100% of the units will be made available at rents affordable by households earning 50% of Charlotte area median income. Based upon the 1989 median income adjusted to 1989 equivalent rents:

Household Size	50% of Median Rent
2	$305.00
3	345.00
4	385.00
5	410.00
6	425.00

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

AmeriFirst/NCHP will give preference to the Housing Authority's waiting list.

4. Long Term Affordability:

The apartment units will be available to households earning 50% of Charlotte median income for fifteen years after completion of construction.

5. Long Term Management:

NCHP will be the managing general partner of the owning Limited Partnership. Management will be by NCHP Property Management Company. NCHP Property Management currently manages 6,000 low and moderate income rental housing units nationwide.

6. Production Program:

This project adds 176 units of affordable housing to the housing stock for low-income persons. It also targets 50% of median income households which is a priority group.

7. Neighborhood Renewal:

The site is a vacant parcel of land (12.6 acres) located on the east side of Delta Road, 1/4 mile north of Albemarle Road. It is currently zoned for this proposal and is commensurate with other multi-family new construction in the area. There is a good employment base on Albemarle Road and public transportation is close by.

8. Subsidy Mechanism:

This project does not require ongoing subsidies from the City to keep the units affordable. The City's total contribution would be a $1,975,000 loan. 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% credit of the qualified basis of low-income units for new construction. The amount of actual credit is determined as of the month the low-income units are placed in service. Credits are based on the Average Annual Applicable Federal Rate. Tax credits may be used for the first year and each year for nine years thereafter.

9. Compliance with the Housing Assistance Plan (HAP):

The proposal complies with the Charlotte HAP.

10. Project Effect on Schools:

The property is currently zoned for multi-family use. The Charlotte-Mecklenburg Board of Education Pupil Assignment Department has been notified and their preliminary response was that the project would have an impact on Hickory Grove Elementary School but would be alleviated in the future by a new elementary school to be built on Lebanon Road. J. T. Williams Junior High and Garinger High School would not be impacted.

11. Financing and Loan Terms of the Proposal:

a. Project Cost:

Total Replacement Cost	Basis	Per Unit Cost	Project Cost
Land		$ 4,830	$ 850,000
Structure		29,687	5,225,000
Soft Costs		6,193	1,090,000
Subtotal		$40,710	$7,165,000
Developer's Fee	12.5%	$ 5,142	$ 905,000*
Syndication Cost		426	75,000
Total Replacement Cost		$46,278	$8,145,000

*70% or $633,500 of the development fee is to be escrowed to cover construction cost overrun, increased interest, and lease up stabilization costs prior to release to the developer.

b. Project Financing

i. Construction Financing - First Union National Bank has committed to a construction loan to be converted to a permanent basis as follows:

First Union Credit	$5,775,000
City	1,975,000
Total	$7,750,000*

*Construction loan does not finance $395,000 of the developer's fee.

ii. Permanent Financing

Permanent Loan	$2,885,000
City	1,975,000
Equity (Letter of Credit)	3,285,000
Total	$8,145,000

iii. Equity - $3,285,000

The equity will be placed directly with NCHP Corporate Contacts. If the equity has not been placed before construction start, a letter of credit from NCHP provides a take-out of the construction lender for the "gap" between the construction loan amount and the permanent loan amount.

iv. Subordinated City Loan - $1,975,000

Term - 15 years (deferred)
Interest - 3% - Construction period
- 3% - years 1 - 10 - Permanent Loan
- 6% - years 1 - 15 - Permanent Loan

City participation and residual potential were outlined in the Explanation of Request.

12. Cost Comparison:

The total per unit cost of the project is $46,278 or $11,222 in City funds per unit. By comparison, the cost per unit of the most recent Stonehaven project to construct 162 units is $9,116.

In addition, the City's cost per unit of a recent contract with the Housing Authority to construct 50 units is $39,000 per unit. The City's Rental Rehabilitation Program to investors is providing an average $5,961 City loan with a total rehabilitation value of $13,335 per unit for rental units. The City's portion of the cost of the Summit Avenue single family owner-occupied housing was an average of $18,900 per unit in comparison with a total average cost of $52,000 per unit.

13. Land Use and Urban Consideration:

The proposed improvements will consist of eleven two story low maintenance vinyl siding garden apartment buildings constructed at a density of 13.8 units per acre. Ample open space will be available to the residents. Two lots with heavy duty play equipment together with adjacent picnic shelters and volley ball courts will be provided. A pool and basketball court will be located in the vicinity of the leasing office. This land use is consistent with the current zoning of the property.

14. Consistency with the City's Housing Policy Plan:

The proposed improvements are consistent with the City's Housing Policy Plan as revised by City Council on May 23, 1989. The Proposal creates 176 units of housing to the targeted income group of households earning 60% or less of median income.

AMERIFIRST DEVELOPMENT CORP.

AmeriFirst Development Corp. was formed April 1988 by George W. Chapman, Jr. and Jerry C. Rigsby upon the decision by Oxford Development Corp. to discontinue nationwide its development and construction activity. Both George Chapman, as Regional Partner, and Jerry Rigsby, as Developer, worked for Oxford Development Corp. in their Charlotte regional office.

During Mr. Chapman's eleven year employment with Oxford Development Corporation, he directly developed or supervised the development of 5,104 units (27 communities) of multifamily housing in five southeastern states located in twenty different communities. These developments ranged from 100% rent subsidized communities to market rate communities utilizing HUD 221(d)4 insurance and conventional financing.

Prior to joining Oxford, Mr. Chapman worked for seven years with Wachovia Mortgage Company in underwriting and administering commercial loans for Wachovia's real estate investment trust. The initial four year period was involved in insuring the trust assets were properly secured. The 1974-76 real estate crisis precipitated by high inflation rates followed by significant decrease in markets changed the nature of Mr. Chapman's effort to one of hands-on development activities associated with working out problem loans and owned real estate.

Mr. Rigsby joined Oxford in April 1985 as head of design/construction coordination. Shortly thereafter, Mr. Rigsby was transferred to the development coordination activity. While with Oxford, Mr. Rigsby was heavily involved with the location and coordination of multiuse land development and multifamily renovation opportunities. Several of these opportunities were assigned to AmeriFirst in early 1988 which have been closed with joint venture partners. Prior to joining Oxford, Mr. Rigsby ran his own single family development company for ten years in Clemson, SC.

The following pages describe AmeriFirst market strategy business plan, management philosophy, organization and personal resumes. AmeriFirst has affiliated with National Housing Partnership to develop a minimum of five low income housing properties throughout the North Carolina, South Carolina, Georgia and northern Florida markets.

TARGET REAL ESTATE MARKETS

Geographic Strategy

The principals involved in the formation of the Company have been active in the North Carolina, South Carolina and Georgia markets over the past seven year period. The strategy for the new Company is to build on relationships and market knowledge that are well established in these areas. The approach has always been, and will continue to be, to locate the best development opportunity in the regional marketplace and pursue the opportunity to its satisfactory conclusion rather than pursuing the best opportunity in any one community. Another way to make this point is that we will secure the best two apartment sites in five cities given market conditions, location and land control terms rather than take what is apparently the best market at that time and forcing two communities into that one market. The perimeter of the geographic Region over the next several years will be Jacksonville, Florida; Atlanta, Georgia; Chattanooga, Tennessee; Bristol, Virginia; Roanoke, Virginia and Richmond, Virginia. Early concentration with a three-person development team will be in North and South Carolina, and Savannah and Atlanta, Georgia.

MULTIFAMILY PRODUCT:

Demographic/ Market Considerations

Several important demographic considerations are currently impacting the national multifamily markets which must be considered when continuing to commit resources to this segment of the real estate market.

(1) Cost of Single Family Homes: The average cost of single family housing is in excess of $100,000. Even with recent trends to lower interest rates, only a very limited percent of the population can afford the cost of new housing. Nothing on the horizon is likely to change this trend. Increasing interest rates will only exaggerate the already critical situation. The rental market is likely to continue to expand under this basic economic trend.

(2) Aging Population: The average age of the population continues to age as the post WWII baby boomers continue to age and birth rates are below historic averages. The people born shortly after WWII have moved into historical home buying age of 35-45 years old when economically they are much better positioned to purchase a home. Single family home purchase, especially under continuing U.S. preferential tax treatment, will continue to be the goal of the average American family. Short of a shift in tax policy, the trend to maximize home ownership will continue in this country keeping a dampening effect on the size of the rental market until the baby boom echo enters the prime leasing age of 25 to 35 years old which should start occurring in 6-8 years.

3) Interest Rates: Within these major determinant factors of increasing cost of single family housing and an aging population, there are other macro and local determinants to the success of multifamily rental housing. The greatest other macro determinant as to the strength of rental housing markets is interest rates. Lower interest rates now being experienced in the United States has resulted in increased home purchases by the marginal income group which would otherwise be bound to rental housing. Further, the lower interest rates have also resulted in a higher than normal delivery of rental product to the marketplace. With interest rates now on the risk, reduced alternative housing choices will be available to the renter household. If the trend to higher interest rates continues, the short term outlook for strengthening rents and reduced new product is favorable to rental product.

The current general oversupply of product and trend to home purchase has dampened rents and increased vacancy rates in multifamily housing. As discussed below, however, this oversupply of product combined with changing tax laws, will present some of the more appealing short term investment opportunities in multifamily rental real estate.

4) Local Market Conditions: Local market conditions in terms of supply of product, growth of employment, location of the property and targeted market segments are clearly the greatest variable in the equation as to the investment opportunity in multifamily rental real estate. As discussed below, well located product and market segment oriented product will continue to do well in spite of general local market conditions. The ability of the Company to identify growth markets with limited supply, well located property and segment the market will serve to improve the return to the investor.

Rental for Elderly:

The elderly segment of the population is growing rapidly while well positioned rental products have not been developed to serve a large portion of this population group. The product delivered to the marketplace thusfar has been focused upon the need to change the lifestyle of the elderly and only affordable to the most affluent. It is felt that close-in locations close to established neighborhood with limited services which provide secure, elevatored buildings present an excellent near-term development opportunity for the active elderly at very affordable prices. There should be real opportunities to joint venture elderly housing with communities for lower income groups and hospitals for full service housing for the elderly. Conversion of such a product to for-sale in the near-term future also provides significant up-side potential. Another large elderly market segment which continues to be poorly served are those elderly needing structured living environments with limited health associated support, commonly known as "Homes for the Aged" in North Carolina. This target market segment is ambulatory but requires increased support services such as meals, emergency call and transportation. The key to maximizing investor return at minimum risk is to provide product in the $700-900 per month range. Innovative financing and possible public/private ventures may be necessary to meet the needs of this broad based population grouping of elderly.

Troubled Real Estate: Troubled developments taken back by lenders or in distressed circumstances because of over extended owners will provide in the near term some of the best investment opportunities in multifamily housing. There are two factors actively at work in the marketplace that cause us to think that "troubled" multifamily housing will present some of the better investment opportunities providing ready capital is available. First, is the over leveraging of much of the multifamily housing constructed under financing programs in place before the end of 1985 which were driven by the prior tax law and syndication of real estate. The goal was for maximum leverage to deliver the maximum tax losses to the investor. The result has been a lowering of occupancy and rent levels because of an over-supply of product in many markets. The abatement of inflation has aggravated an already difficult situation for many properties. Only now, with filing of 1987 income taxes which will limit passive losses to 65% of value will many investors realize how reduced near term benefit their highly leveraged investment will deliver over the next several years. There could be a significant default rate for marginally performing real estate. All these factors should provide good investment opportunities for investors willing to pledge some capital to good long-term real estate. Careful and conservative analysis together with tough negotiations will benefit the liquid investor at this time in the real estate cycle.

Government Housing Policy: Changed government housing priorities over the last seven years of the Reagan administration has turned an already dismal housing outlook for lower income individuals into potential disasterous proportions. Historically, the federal policy has ebbed and flowed with which party is in the White House. The current system of tax credits, though on their surface appear appealing, have been only marginally effective in attracting investment to real estate affordable by moderate to low income groups. The restricted rent levels have not provided enough income, when combined with the low levels of

tax credit investment as a percent of total cost, to construct new housing without other governmental or private assistance except in a limited number of markets which have relatively high median incomes and low cost of construction. Only within the last several months have avenues been identified which appear to deliver sufficient tax credit income from direct placement with Corporate investors to warrant a serious look at the potential of this product type. Preliminary analysis indicates a substantial development fee can be realized within very reasonable risk/return ranges.

Regardless of the outcome of the November elections, there appears to be a ground swell building in this country for more liberal housing programs for the economically disadvantaged. These opportunities may be reflected in increased federal subsidies, either through tax credits, interest rates or direct subsidies, for the development of basic rental housing for a wider portion of the rental market. Should a Democratic majority be established in both houses of the legislature and the White House, this process should be accelerated considerably.

Location: "Location-location-location" continues to be the single greatest long term determinant to successful market rental multifamily housing. Location can be defined in terms of commuting patterns, neighborhood or proximity to shopping and employment centers. As traffic in many communities continues to become worse, there is a trend which can be taken advantage of in developing smaller communities in close-in locations in affected cities. Rental housing continues to be highly location sensitive. People will tolerate long drives for their "piece of the rock" fee simple ownership, but the same person will be very locational sensitive when it comes to renting. Consequently, traffic patterns and commuting time become highly important to the renter creating locational preference close in to large metropolitan centers. Working against the success of locating close in housing is the

availability of sufficient size tracts of land needed to build large enough complexes to overcome operational inefficiencies. It is felt that these inefficiencies can be overcome by developing multiple properties in reasonable proximity to one another and jointly staffing the properties.

Regional Markets

It is beyond the scope of this limited discussion to try to cover each market in the Southeastern United States. However, it is safe to say that local market conditions vary considerably from good in Greenville, South Carolina, to moderately good in Savannah, Georgia, to very bad in economically depressed Winston-Salem, North Carolina; and while the Charlotte, North Carolina market remains strong in annual absorption being matched by new product development. For the development of main stream rental housing which is not targeted to specific market segments, close-in locations, low-income, etc. the strength, growth rate and rent level of the local community far outweigh the national macro-demographic/economic determinants of rental housing. Consequently, effective local market analysis cannot be ignored and must be conducted with great consistency over time throughout the Region. The objective of the Company will be to watch leading indicators such as job growth and absorption of product as early indicators as to where we should concentrate our efforts. Early lease-up removes much of the risk of rental housing development, particularly at lower levels of leverage. The underlying economic growth throughout the Southeastern U.S. will continue to be favorable to housing in general and specifically, rental housing.

Summary

There are ample reasons to believe that rental housing in the U.S. and more specifically the Southeast, will continue to provide a viable economic investment to the investor. To the extent select targeted opportunities, either work-out or new construction, can be located and executed for special segment housing at low leverage, the rewards over time to the investor will be great. It is our intent to locate the strongest

underlying markets and special rental housing opportunities in terms of segment or location. In addition, the outlook for moderate income housing is bright and the development team in place has extensive experience in dealing with Federal and State programs and housing agencies.

OTHER COMPANY BUSINESS:

Land Development: The Company feels that uniquely located real estate in growth corridors presents an excellent opportunity to option, rezone, purchase and position readily developable land for the next growth cycle. The goal is to secure large enough tracts of land that can result in multiphase, multiuse zoning which will span the spectrum of types of development to take advantage of the local zoning laws and the real estate cycle to enhance returns to the investor.

Multiuse land provides the flexibility necessary to obtain favorable commercial uses when combined with lower intense uses such as single family or cluster homes. In addition, after active development is undertaken, it is not unusual to be able to go back in to local zoning officials over time to reintensify the land use.

The ability to span several different types of real estate also allows flexibility in absorption. That portion of a particular tract of land zoned for single family is likely to be ready for development well before other commercial uses. By installing the infrastructure and selling off the single family land, a source of funding for carry and retirement of investment can be obtained while the basis in the more valuable commercial land can be carried until ready for development.

This type opportunity is ideal for the investment fund concept in that low leverage will also provide flexibility in selling the land at optimum times in order to maximize investor returns.

Office Parks: Office development will be limited to uniquely structured financing that limits risk. To take full advantage of such financing opportunities, a local marketing capability will be employed to lease the end product.

The objective would be to control office park land for a sufficient length of time to rezone the land if necessary and seek an institution that is willing to joint venture the development of the office park by purchasing the land and funding the infrastructure and allowing sufficient time to partially prelease the buildings prior to construction. It would likely be required in such a structure to guarantee a portion of the construction debt on individual buildings until break-even operations are achieved.

The Company has presently taken advantage of such investment opportunities as in the case of a 46-acre office development opportunity located and delivered to a major pension fund advisor in Columbia, SC. The Company is presently seeking to place a similar opportunity in Savannah, GA. with several institutional investors, while retaining fifty percent residual interest in each phase of the final office building improvements. Joint Venture Partners with strength in leasing were found to share the risk and help attract the investment capital.

There are a number of large institutions, particularly pension funds or their managers, that feel comfortable in investing in land at favorable prices and are patient enough to let the market come to them. Though the return to the Company in such a venture is limited as compared with taking the entire risk, the return is very attractive when the limited risk is considered.

The Company's interest in office development is centered in suburban office parks where each building will be in the 40-80,000 sq. ft. range. Also, the Company recognizes that

this business will be driven by our ability to put talented leasing personnel on board or joint venture with capable local leasing firms which already have a track record and are willing to share the lease-up risk. The Company's ability to execute independently in this environment continues to be an evolutionary process. However, current opportunities exist and will be pursued through the above described vehicle.

MANAGEMENT PHILOSOPHY

DEVELOPMENT COMPANY:

- o INCENTIVISE DEVELOPERS TO MAXIMIZE VALUE THROUGH SIGNIFICANT OWNERSHIP.

- o MANAGE RISK EFFECTIVELY. USE INVESTMENT CAPITAL TO LOWER INVESTMENT LEVERAGE TO LEVEL WHERE DEBT CAN BE COVERED WITH REASONABLE EXPECTATIONS OF OCCUPANCY AND RENT LEVEL, I.E. MANAGE DOWNSIDE AT EXPENSE OF SOME UPSIDE BUT PROVIDE GOOD SOLID RETURN ON INVESTMENT.

- o MAXIMIZE RETURN ON INVESTMENT WITHIN CONSTRAINTS OUTLINED ABOVE.

- o LIMIT COMPANY GROWTH TO QUALITY OPPORTUNITIES. STRUCTURE INVESTMENTS AND COMPANY IN A MANNER THAT THE COMPANY IS NOT PLACED IN POSITION OF HAVING TO UNDERTAKE MARGINAL DEVELOPMENTS TO STAY IN BUSINESS.

- o MAINTAIN SMALL CORE OF HIGHLY QUALIFIED AND MOTIVATED (THROUGH COMPANY OWNERSHIP AND OWNERSHIP INTEREST IN DEVELOPMENTS) DEVELOPMENT PERSONNEL.

- o MANAGE ASSETS TO MAXIMIZE CASH FLOW AND LONG TERM RETURN ON INVESTMENT.

- o DEVELOP HIGH QUALITY, HIGH END, COMMERCIAL AND RESIDENTIAL PROPERTY DEVELOPMENT.

- o PURCHASE EXISTING PRODUCT WHERE DEVELOPMENT TALENT WILL ENHANCE RETURN TO INVESTOR.

C

MANAGEMENT COMPANY:

- o CUSTOMER DRIVEN SERVICE TO RESIDENT IS THE OVERRIDING CULTURE OF THE MANAGEMENT COMPANY. "DO A LOT OF LITTLE THINGS WELL."

- o HIRE HIGHLY QUALIFIED RESIDENT MANAGERS AND DELEGATE PLANNING, BUDGETING AND MARKETING AUTHORITY AND RESPONSIBILITY FOR PERFORMANCE.

- o ESTABLISH GOAL SETTING MANAGEMENT STYLE WITH SUPPORTING INCENTIVES FOR EXCEPTIONAL PERFORMANCE AT ALL LEVELS OF THE ORGANIZATION.

- o MAINTAIN LOW OVERHEAD OFFICE OPERATION BY KEEPING HIGHLY QUALIFIED MANAGEMENT ON SITE.

- o ESTABLISH RESPONSIVE MANAGEMENT ORIENTED REPORTING SYSTEMS.

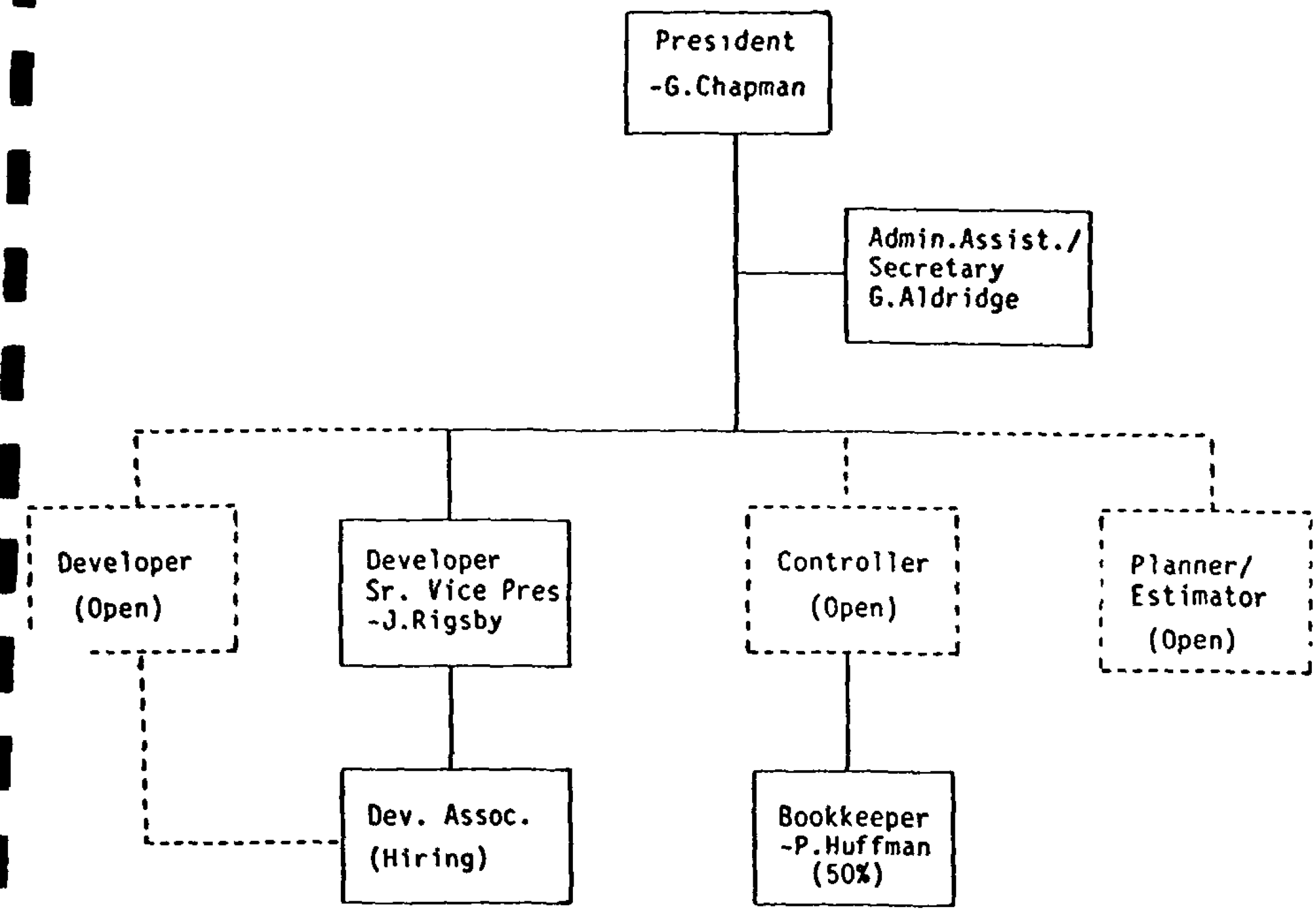
- o MANAGE THE BOTTOM LINE WHILE KEEPING EXPENSES TO A COMPETITIVE LEVEL, I.E. MANAGE THE INCOME AGGRESSIVELY.

- o CONCENTRATE ON SALES TRAINING, MOTIVATION AND SUPPORT SYSTEMS.

- o MANAGE THIRD PARTY ACCOUNTS AS IF THE PROPERTIES WERE OWNED.

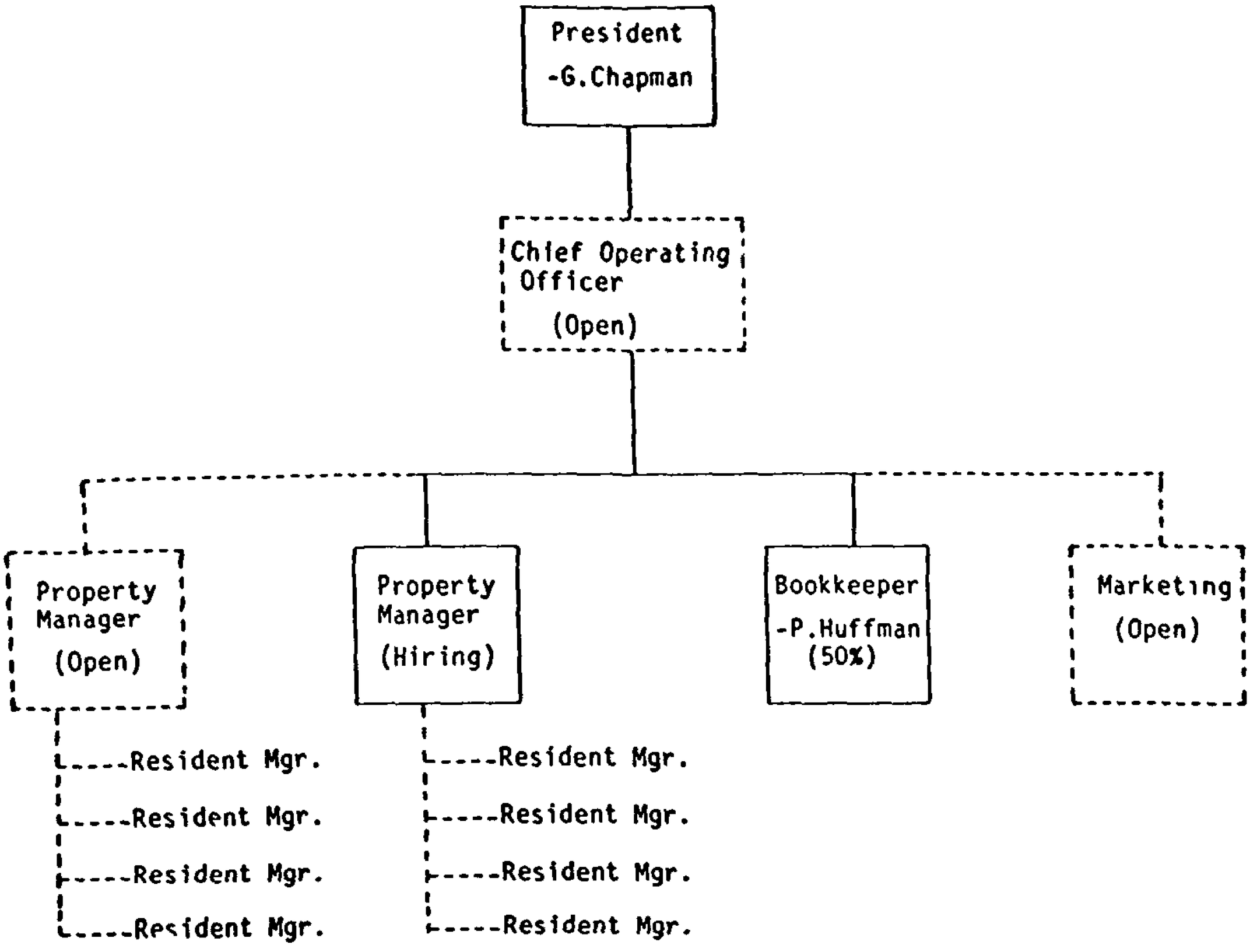
- o HEAD OF MANAGEMENT COMPANY SHARES IN OWNERSHIP AND RISK IN DEVELOPMENT PROPERTIES UNDERTAKEN.

DEVELOPMENT COMPANY



Solid Lines - Company Formation
Dotted Lines - First Year Expansion

MANAGEMENT COMPANY



Solid Lines - Company Formation
Dotted Lines- First Year Expansion

MANAGEMENT TEAM

GEORGE W. CHAPMAN (President and 75% Owner):

Mr. Chapman holds a Civil Engineering Degree from North Carolina State University (1965) and a Master of Business Administration from the University of North Carolina (1971) and has since been in the real estate business with Wachovia Mortgage Company (through 1977) and Oxford Development Corporation (through today). During this seventeen year period actively working in real estate lending and development, Mr. Chapman has developed extensive experience in not only the actual development process but also in the effective management of a full service multi-discipline real estate organization. Mr. Chapman's growth through education, lender/underwriter, developer and general manager positions him well in terms of experience to organize and manage a full service development organization.

JERRY C. RIGSBY (Senior Vice President, Developer and 25% Owner):

Mr. Rigsby holds a degree in Chemistry from the University of Chattanooga (1968) and a degree in Architecture from Clemson University (1976). During his time at Clemson University, Mr. Rigsby formed his own single family development company which he built and managed over a ten year period. Mr. Rigsby has demonstrated strong entrepreneural capacity to seek out and analyze quality real estate opportunities. Based upon his extensive experience of running his own company and his more recent three years with Oxford Development Corporation, Mr. Rigsby brings a strong sense of risk management and multi-discipline experience to the Company.

Head of Property Management (To Be Determined):

GEORGE W. CHAPMAN, JR.
3141 Cutchin Drive
Charlotte, North Carolina 28210
Telephone: (704) 554-0063

OBJECTIVE:

Hands-on or supervisory role in real estate development involving profit and/or equity participation.

SKILLS & STRENGTHS:

-In-depth knowledge of all aspects of the real estate development process.
-Successfully originated and completed numerous development properties.
-Management of multi-level organization involving multi-discipline activities.
-Flexible manager responsive to ever-changing business environment.
-Consumer driven in the design and management of real estate properties.
-Thorough knowledge of sources and techniques of debt and equity financing for real estate development.

EXPERIENCE:

4/88 - PRESENT — AMERIFIRST DEVELOPMENT CORPORATION

President

Founded a small full service development company with the objective of repositioning existing multifamily properties through renovation, constructing new multifamily properties where market conditions and location warrant and undertaking multiphase, multiuse land development opportunities.

1977 - 4/88 — OXFORD DEVELOPMENT CORPORATION

Regional Partner - Charlotte, NC Regional Office

(1981 to 4/88

Opened the Charlotte, NC Regional Office mid-1981 for development operations in North Carolina, South Carolina and Georgia for Oxford Development Corporation, nationally ranked top five multi-family housing builder for past five years. The office was opened with three people, including a secretary, and built to a maximum of forty-five persons in 1986 involved in the development, construction, accounting and management of principally multi-family housing. Recent overbuilt multi-family markets have resulted in the search for development opportunities in multi-use land, retail, office and work-out opportunities in distressed multi-family properties. As staff was added, transitioned from the

role of developer to one of general manager overseeing and being responsible for all aspects of the development and management of real estate throughout the three state area. Supervised directly three department heads (construction, management and accounting) and individuals involved in the development of real estate.

DEVELOPMENT: Oxford Development Enterprises, Inc. Coordinated a development team consisting of five professionals including a two member team located in Atlanta, Georgia in the review and selection of development opportunities. Identified best development opportunities throughout the three state area by extensive market data collection and analysis. Optioned land, identified a suitable product, prepared loan proposals, secured financing and coordinated the development activity associated with individual properties.

CONSTRUCTION: OXFORD CONSTRUCTION SERVICES, INC. Utilizing both custom-designed and prototype repetitive product types, supervised and coordinated both the in-house and general contracting of multi-family construction. A staff of ten in-house construction and estimating professionals provided budget decision-making data and supervised an effective field construction effort. Reviewed and approved budgets and changes in scope of work.

MANAGEMENT: OXFORD MANAGEMENT COMPANY, INC. Assumed direct supervision in 1985 of ten office and one-hundred twenty on-site personnel managing a 4475 unit portfolio of multifamily housing developed primarily by the Charlotte Regional Office. Implemented changes in reporting, accountability and responsibility designed to redirect the management company personnel's energies toward that of ownership and away from that of third party management. Implemented a program of team management designed to provide flexibility in addressing problems while freeing senior property management personnel to concentrate on global issues.

ACCOUNTING: Supervised three professionals and staff in reporting for the Charlotte Regional profit center.

Developer - Mid-Atlantic Division - Vice President

(1977-81)

Initiated and coordinated development activity from land acquisition through construction and stabilized lease-up. Acting as the owner, reviewed and approved development, construction and management budgets.

Completed market studies to demonstrate need for the proposed developments and determined the criteria used in underwriting. Prepared, processed, and negotiated as an officer of Oxford's HUD approved mortgage company, all applications for rental assistance and commitments from mortgage insurance with state housing finance agencies and HUD. Reviewed all loan documents, executed documents and closed the financing. Defined the design criteria and changes in scope of work needed to make the developments responsive to the intended consumer. Coordinated construction and management staffs to maximize economic value of the developments to Oxford.

1971 - 1977 Wachovia Mortgage Company

Advisor to Wachovia Realty Investments (Real Estate Investment Trust) - Vice President

Administered the construction and development loan portfolio of Wachovia Realty Investments (WRI) in the Atlanta, Georgia, Regional Office; then one-half of the portfolio in the headquarters office in Winston-Salem, North Carolina; and in late 1973 assumed responsibility of supervising two professionals to oversee the entire $200,000,000, eighty (80) property portfolio. Responsibilities included both the direct administration of loans where WMC did not have local offices and coordinated the administration of local office personnel where offices existed. Reviewed all technical loan closing requirements and advanced all loan disbursements.

Actively participated in all aspects of the work-out activities associated with the troubled WRI loan portfolio resulting from the 1974-75 economic recession. Failed to complete the proposed improvements in only three loans. Assigned responsibility in early 1975 the work-out responsibility for several of the more difficult loans and owned real estate.

Major work-out responsibility involving substantial development activity included:

Rivercrest Apartments- Atlanta, GA
(312 Units - $6,500,000)
Took deed in lieu of foreclosure, supervised completion of improvements and lease-up, qualified and delivered first mortgage taking back a second mortgage.

Habitat Condominiums - Dayton, OH
(460 Units - $8,600,000)
Took deed in lieu of foreclosure, supervised completion of improvements and converted the apartment complex to condominiums selling below market end-loan financing.

Exchange - Farmington, CT
(Office/Retail Complex - $11,500,000)
Commenced foreclosure only to be stayed by the bankruptcy of the borrower. Supervised the management and leasing of the property during the bankruptcy and afterwards.

Talcott Forest Apartments - Farmington, CT
(180 Units - $4,250,000)
Commenced foreclosure only to be stayed by the bankruptcy of the borrower. Supervised partial completion and management of the property during the bankruptcy. Negotiated the sale of the property after release from the bankrupt estate.

ACCOMPLISHMENTS:

-Developed, or directly supervised, the development of 5,104 units of multifamily housing in twenty-eight (28) properties located over a five state area. (See attached).

-General Manager of a major Regional development office averaging over $60,000,000 per annum in revenues from 1983 through 1987.

-Financed developments utilizing many varied financial vehicles in response to changing financed market conditions including state agency, GNMA Tandem, tax exempt bond, conventional and joint venture financing techniques.

-Dealt effectively with numerous and difficult personnel issues over the past six years including hiring, training, motivating and terminating where necessary to accomplish the operation of the Regional office.

-Directly supervised the management of a 3,882-unit, seventeen property, market-rate portfolio to consistently higher rents and higher occupancy than competition in multiple markets in three states.

-Supervised the development of a 280-unit full service retirement community in Roswell, GA. Integrally involved in all development activity making decisions as to location, design program, underwriting assumptions, and financing.

EDUCATION:

1971 Master of Business Administration
University of North Carolina
Chapel Hill, North Carolina

1965 Bachelor of Science - Civil Engineering
North Carolina State University
Raleigh, North Carolina

MILITARY:

1965-1969 Captain - United States Air Force (Regular Commission earned as Distinguished Military Graduate from North Carolina State University.)

PERSONAL:

Date of Birth: November 4, 1942
Married
Two Children (16 and 20)

LIST OF REFERENCES

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Mr. David R. Lewis, Former President
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Mr. Edward J. Kleiman, Former Regional Partner, Florida Region
Oxford Development Corporation
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Mr. Frank Haygood
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Charleston, SC 294011501
(803) 722-4850

[redacted]

DEVELOPMENTS UNDERTAKEN BY GEORGE [redacted] CHAPMAN, [redacted] JR. [redacted] [redacted] [redacted] CORP[redacted]ON ([redacted]) [redacted]

PRO[illegible] AME	PARTNERSHIP NAME	LOCATION	NO. UNITS	YEAR START	MORTGAGE AMOUNT	TOTAL SOURCES	CONST. COST	TYPE ** CONST.	TYPE *** FINANCING
1. HUNTINGTON RIDGE	SUGARLAND ASSOC.	LOUDOUN CO., VA	192	1978	$5,468,800	$6,881,317	$4,812,467	G	T/D4
2. CREVENNA OAKS	BURKE-OXFORD	FAIRFAX CO., VA	50	1978	$1,940,281	$2,372,781	$1,914,354	TH	VA/8F/D4
3. VILLAGE OAKS ELDERLY	VILLAGE OAKS-OXFORD	BALTIMORE, MD.	181	1979	$6,111,300	$7,582,100	$4,858,500	MR	T/8E/D4
4. SUMMIT OAKS	BURKE II-OXFORD	FAIRFAX CO., VA	50	1980	$2,385,100	$2,955,100	$2,074,700	TH	VA/8F/D4
5. ASPEN STATION	PARHAM-OXFORD	RICHMOND, VA	232	1981	$8,255,800	$10,446,000	$6,424,500	G	T/20/D4
6. MASSANUTTEN MANOR (ELDERLY)	MASSANUTTEN MANOR-OXFORD	STRASBURG, VA	114	1981	$3,346,400	$4,333,400	$3,141,000	G	VA/8E/D4
7. REDDMAN'S PIER	REDDMAN-OXFORD	CHARLOTTE, NC	162	1982*	$5,280,000	$6,884,800	$4,206,802	G	T/20/D4
8. SPRINGHOUSE I	NORTH POINT-OXFORD	WINSTON-SALEM, NC	249	1982*	$8,270,200	$10,920,200	$6,275,037	G	T/20/D4
9. LYNNHAVEN	LYNN-OXFORD	DURHAM, NC	75	1982*	$2,398,700	$3,190,200	$1,886,719	TH	NC/8F/D4
10. GATEWAY VILLAGE	GATEWAY-OXFORD	HILLSBOROUGH, NC	64	1982*	$1,947,200	$2,589,800	$1,441,662	TH	NC/8F/D4
11. RIVERWIND	LONG CREEK-OXFORD	COLUMBIA, SC	160	1983*	$5,408,700	$7,158,700	$4,116,940	G	T/20/D4
12. WICKFORD	WICKFORD-OXFORD	HENDERSON, NC	44	1983*	$1,400,200	$1,815,485	$1,284,811	G/TH	FmHA
13. PLUM CREEK	WINDRIDGE-OXFORD	CHARLOTTE, NC	276	1983*	$8,500,000	$11,900,000	$7,374,491	G	CONV.
14. NORTH SLOPE	GREENVILLE-OXFORD	GREENVILLE, SC	156	1983*	$5,430,000	$7,164,000	$4,123,230	G	CONV/TE
15. SUNSTONE	COUCH-OXFORD	CHAPEL HILL, NC	260	1983*	$9,700,000	$12,480,000	$8,085,749	G	CONV.
16. SPRINGHOUSE II	HOME-OXFORD	WINSTON-SALEM, NC	184	1984*	$5,470,300	$7,340,050	$4,645,466	G	NC/D4
17. SPRINGHOUSE	CHARLESTON-OXFORD	N.CHARLESTON, SC	248	1984*	$10,670,000	$13,328,000	$7,794,302	G	TE
18. RUNAWAY BAY	MONROE-OXFORD	CHARLOTTE, NC	280	1984*	$9,100,000	$12,925,000	$8,577,112	G	CONV.
19. SADDLEBROOK	SINGLETON-OXFORD	ATLANTA, GA	305	1984*	$13,205,000	$16,508,145	$10,405,439	G	TE
20. OAKBROOK	OAKBROOK PARTNERS	CHARLOTTE, NC	162	1984*	$7,966,000	$7,966,000	$6,349,747	G	JT.VTR.
21. CHAMBRELL RETIRE.	ROSWELL-OXFORD	ROSWELL, GA	280	1985	$29,925,000	$29,925,000	$15,355,068	G	TE
22. THE ARBORS	CHARLOTTE-OXFORD	CHARLOTTE, NC	120	1984*	$5,750,000	$5,750,000	$4,374,394	G	CONV.
23. SPRINGHOUSE	AUGUSTA-OXFORD	AUGUSTA, GA	244	1985*	$10,000,000	$13,000,000	$7,769,163	G	TE
24. HUNT CLUB	SALEM-OXFORD	WINSTON-SALEM, NC	128	1985*	$4,625,000	$5,675,000	$3,772,662	G	CONV.
25. BENT TREE	RICHLAND-OXFORD	COLUMBIA, SC	232	1985*	$11,128,000	$13,828,000	$7,601,581	G	TE
26. HUNT CLUB	SPARTANBURG-OXFORD	SPARTANBURG, SC	204	1985*	$9,412,000	$11,204,115	$6,585,817	G	TE
27. BENT TREE	GREENSBORO-OXFORD	GREENSBORO, NC	244	1986*	$10,183,000	$11,850,000	$7,926,425	G	CONV.
28. RUNAWAY BAY	MT. PLEASANT-OXFORD	MT. PLEASANT, SC	208	1986*	$10,300,000	$10,300,000	$7,270,988	G	TE
			5104		$213,576,981	$258,273,193	$160,449,126		

*PROPERTY MANAGEMENT:

Parc Chateau	Lithonia, GA	174
The Valley	Atlanta, GA	268
Total From Above (*)		4005
TOTAL		4447

**TYPE CONSTRUCTION:

G-Garden Apartments
TH-Townhouse Apartments
MR-Midrise Garden Apts.

***TYPE FINANCING:

T-GNMA Tandem
8E-100% Second 8 Elderly
D4-221(d)4 HUD Insurance
8F-100% Section 8 Family
NC-NC Housing Finance Agency
VA-Virginia Housing Finance Agency
FmHA-Farmer's Home Administration
TE-Tax Exempt Bonds with Conventional Surety
CONV-Conventional Financing

Jerry C. Rigsby
1220 South Kings Drive
Charlotte, North Carolina 28207

704/568-4555 Off. (day)
704/334-8002 Res. (evening)

EXPERIENCE AND QUALIFICATIONS

CURRENT: Senior Vice President and 25% Owner of AmeriFirst Development Corp.

PREVIOUS: Oxford Development: From April 1, 1985 to March 2, 1988, Director of Planning, Director of Planning and Estimating, VP Planning and Development, Senior Development Manager and Project Partner with responsibilities of owner.

Previous: Self-employed-ten years.

Duties and Responsibilities: Includes development of single family, multi-family, rehabilitation, retirement, office, and multi-use land with primary responsibility for:

* identification of problems
* problem solving
* long range planning
* budgeting (P&L, ROI, IRR etc)
* financing & joint ventures
* scheduling
* staffing/sub-contracting
* personnel-policy/termination
* marketing/feasibility studies
* spreadsheet computer modeling
* development of new business
* design and working drawings
* graphic presentations
* compliance studies/public presentations
* acquisitions
* contracting including legal/financial
* purchasing
* production (inception/completion)
* marketing programs
* sales

Management/Administration: Created and managed own businesses, working as CEO during and since college with up to twenty direct employees. Served honorably for approximately two years as an administrative manager in the US Army. (the only break in continuous education)

Jerry C. Rigsby
1220 South Kings Drive
Charlotte, North Carolina 28207

704/568-4555 Off. (day)
704/334-8002 Res. (evening)

Planning/Organizing/Executing: Planned, organized, financed, and developed new ventures. Planned, analyzed, acquired, designed, estimated, financed, staffed, built, supervised, managed and marketed project carrying them from conception to completion for ten years.

Leadership: Honest and reliable self-starter. Developed own companies working as CEO with full P&L responsibility and an annual budget growing from $50K to $2M in ten years. Contributed to profession from general member to president of professional building organization.

EDUCATION AND PROFESSIONAL

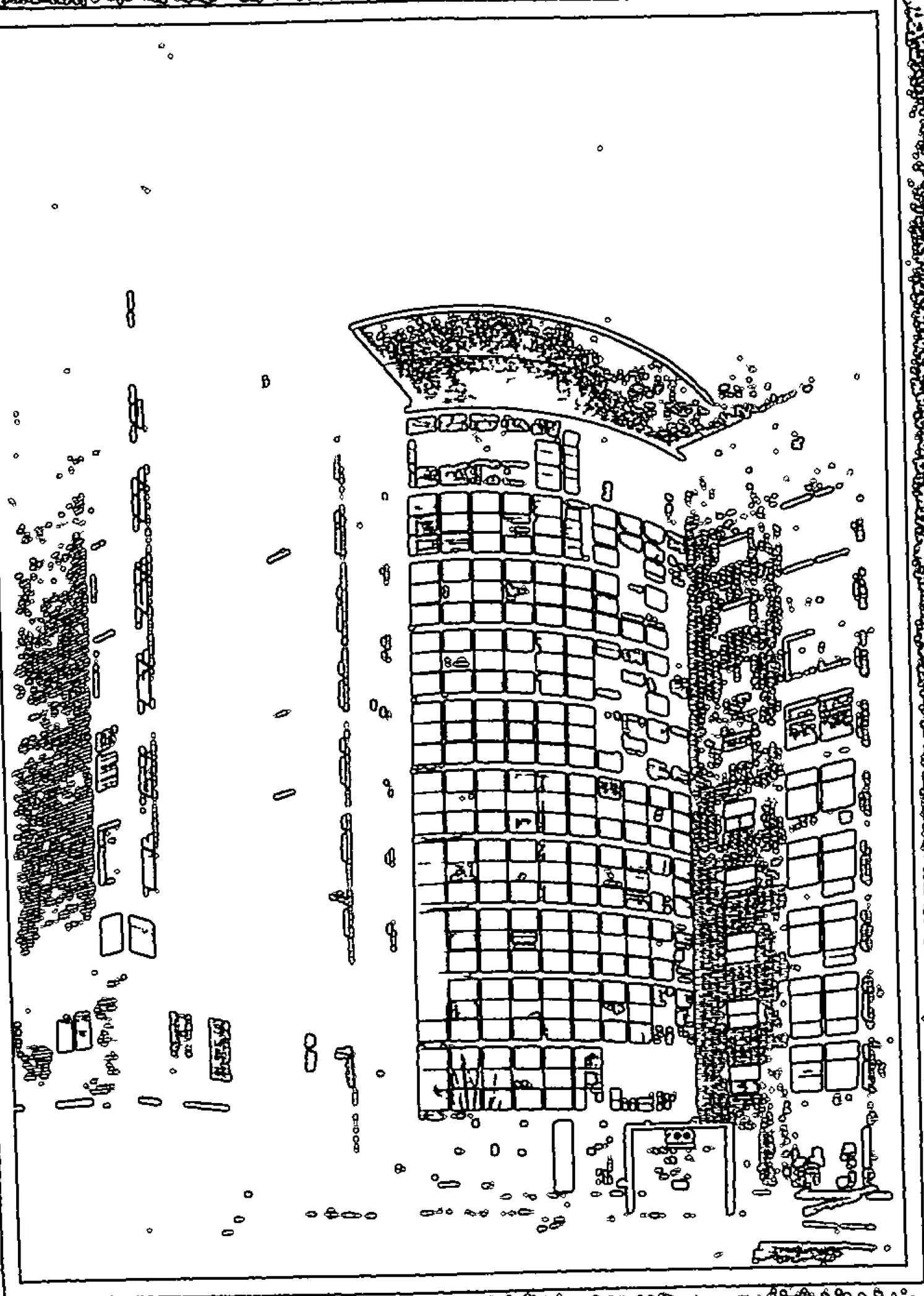
Undergraduate degree in Chemistry (minor biology) from the University of Chattanooga in '68 and graduate work in physical chemistry at the University of South Carolina and Clemson University. Five year degree in Architecture from Clemson University in '76 (gpr 3.0). (Strong creative, analytical, mathematical and planning background.) Founded and first president of university SCUBA Club, co-captain swimming team, member of honorary chemistry society, worked to provide a majority of educational expenses. Attended financial seminars, conventions, as well as independent travel, and independent study. Micro computer experience. Past president of local Home Builder's Association, Board of Directors of Home Builder's Association (local, state and national).

PERSONAL

Birthdate: January 9, 1947; in excellent health.
Married: 19 years, Mary Beth. Psychologist, Charlotte-Mecklenburg School District.
One child, Eric, nine years old.

NHP

National Housing Corporation for Housing Partnerships



NHP Profile

The National Housing Partnership is a diversified, full-service real estate company primarily engaged in the development, acquisition, management and ownership of multifamily rental housing, and which also develops on a joint venture basis single family housing It was originally chartered by Congress in 1968 "to stimulate the production of low and moderate income housing," and now owns or operates almost 85,000 total units While many of NHP's newest units are market rate, almost 60,000 units in over 400 properties were produced and are still operated under a variety of federal and state housing assistance programs NHP is also one of the largest property managers of multifamily housing with nearly 64,000 units under direct management

Portfolio Profile

As of February 28, 1988, the NHP multifamily portfolio included:

Number of states, and the District of Columbia and Puerto Rico	39
Number of properties	509
Number of units	76,284

Multifamily Portfolio Analysis	
*Units with direct Federal or State rental subsidies	57,700
*Units financed or assisted by §236 or §221 d(3)	34,077
*FMHA or state agency insured	7,696
*Units insured under §221 d(4)	20,916
Units not assisted under any HUD or FMHA program	10,337

Subsidized Properties	
(In units)	74.9 %
Market Rate	
(In units)	25 1 %

*Units do not total aggregate NHP ownership due to program overlap

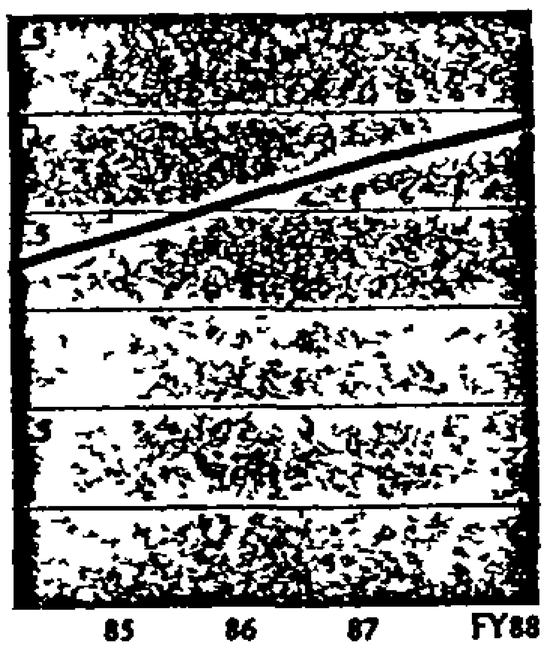
200 Arlington Place is a 409 unit market rate rental apartment complex in Arlington Heights, near Chicago, Illinois, developed by NHP, consisting of 7-story and 11-story tower buildings.

Financial Highlights

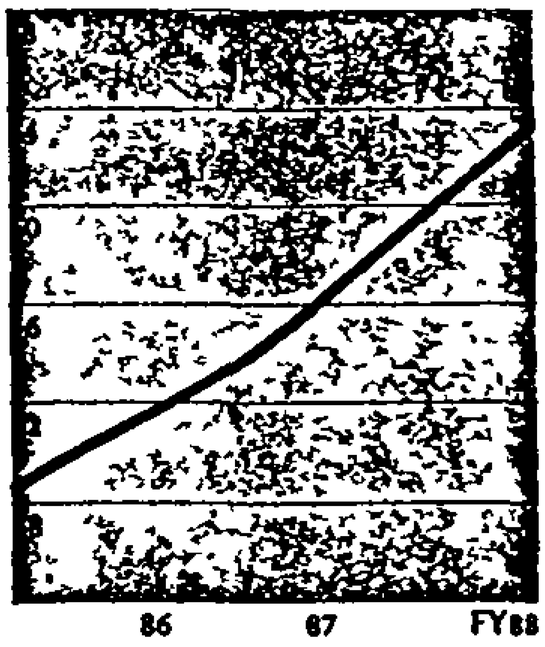
	Fiscal 1988	Fiscal 1987	Fiscal 1986	Fiscal 1985
Summary of Consolidated Financial Condition				
Total assets	$ 137,960,000	$ 199 711 000	$ 235 326 000	$ 268 731 000
Liabilities	$ 51,524,000	$ 112 184 000	$ 157 955,000	$ 199 494 000
Deferred income	$ 11,257,000	$ 19,994 000	$ 40 075,000	$ 43 352 000
Net worth	$ 75,179,000	$ 67 533 000	$ 37 296,000	$ 25 885 000
Assets of non consolidated rental properties in which NHP has an interest	$2,879,608,000	$2,823,948,000	$2,643,213,000	$2,436,399,000

Growth Highlights

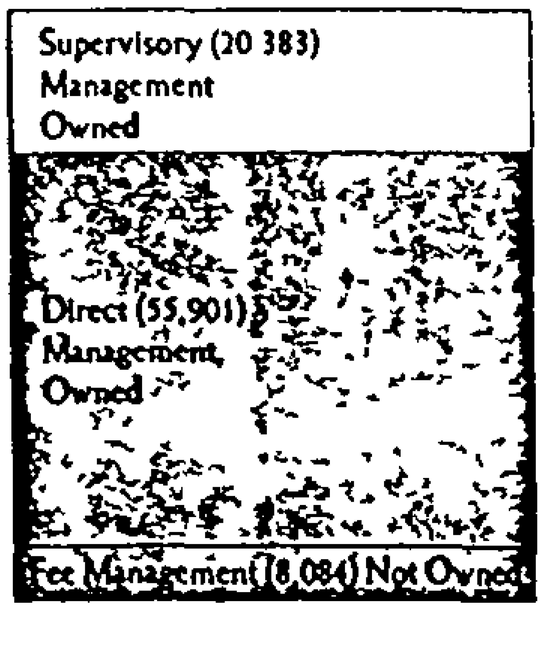
Property Assets
$ Billions



Housing Units Under Direct Management
In Thousands



Property Management
Multifamily Units



■ Managed 63,985

□ Managed by Others 20 383

Total 84,368

Dear Mr. President: We are pleased to submit our 19th Annual Report for transmittal to the Congress in accordance with Section 908(a) of the Housing and Urban Development Act of 1968, as amended This report encompasses the operations not only of National Corporation for Housing Partnerships and The National Housing Partnership but also of NHP, Inc and other affiliated entities *

■ Twenty years ago on August 1, 1968, President Johnson signed the 1968 Housing Act, which authorized the formation of The National Housing Partnership It is particularly appropriate in this twentieth anniversary year to reflect on the changes in the underlying assumptions under which NHP was organized, and on how NHP has responded to a totally new environment

■ The 1968 Housing Act reflected a major initiative in low and moderate income housing, proposing that the United States meet its low income housing needs by public/private partnerships, under which private capital would be mobilized to meet the goal of a "decent home for every American family" Such capital would be provided through reliance on federal insurance and subsidy programs, and by the continued availability of tax incentives permitting investors to write off losses for low income housing against other income

■ Even critics of the use of subsidies and tax incentives would concede that the programs produced results Approximately two million units of federally subsidized but privately-owned rental housing were constructed, these units now constitute the largest federally supported supply of housing for low and moderate income families NHP itself has produced over 90,000 units of low and moderate income housing since its inception

■ The assumptions on which the 1968 initiatives were based have effectively been reversed The two million units remain, as do the federal subsidies conveyed by contract for those units, but there are almost no new subsidy funds, and few new units are being constructed The tax incentives offered to investors were retroactively eliminated in 1986, thus depriving investors of the very benefits for which they made billions of dollars available to low income housing

■ The policy changes wrought by the government have affected more than low income housing production. There are now almost no private producers of low income

*Subsidiary companies of NHP Inc operate as independent separately capitalized organizations but for ease of presentation and economy, we deemed it appropriate to present all company operations as a unit

housing, although this result was not solely caused by such policy changes The apartment industry as a whole is in distress, with many major owners in reorganization and the industry showing evidence of a growing trend to consolidation

■ Against this background, NHP has been required to reposition itself almost totally both from a financial and an operational perspective NHP identified three guidelines which have provided the underpinnings for its strategic planning 1) focus only on businesses where NHP has a comparative advantage, 2) rely on institutional sources of capital; and, 3) strengthen NHP's balance sheet

1. Business Focus NHP's principal comparative advantage is with respect to the ownership, development and management of multifamily housing We thus decided to reduce our exposure in commercial real estate and, at the appropriate time, to sell Capital Homes, Inc , our single family building subsidiary in the Washington Baltimore area Capital Homes was sold on October 16, 1987 to a subsidiary of Trafalgar House of London in a transaction which eliminated $67 million in liabilities and produced a significant pre tax profit

■ NHP today is focused on multifamily rental real estate, the only exception is our continued financing of joint ventures in land and single family home development

2. Capital Sources The trend to consolidation in apartment ownership will be matched by increased institutional investment in apartments As a strongly capitalized company with a mature property management arm, NHP is well positioned to serve as a long term partner for domestic and foreign pension funds and other institutions Demonstrating our commitment, NHP terminated its private syndication activities in 1986 and its public syndication programs in 1987, significantly reducing overhead costs

3. NHP Balance Sheet NHP is the general partner for over 500 properties While we support the use of leverage at the project level, we believe NHP itself should be as debt-free as possible This not only ensures financial stability but facilitates our capacity to take advantage of development or acquisition opportunities. A strong balance sheet is particularly important at a time when we are encountering an increasing number of opportunities to acquire portfolios of existing properties.

■ The improvement in our balance sheet can best be measured since February 28,

George M. Brady, Jr.
Chairman

1985, when NHP assets and liabilities were at an all time high Total liabilities over the three years have been reduced from $200 million to $51 million, while indebtedness to banks has decreased from approximately $102 million to $24 million

■ Net worth now totals $75 million, compared to $25 million in 1985 NHP's principal financial strength, however, rests in its off balance sheet assets, attributable to the decision made in the early 1970's to retain all residual interests in properties, rather than to allow significant residual participation by employees or owners

■ Three objectives as outlined in last year's report continue to shape and reinforce our corporate strategy (1) expand property management and other income generating activities, (2) increase NHP's equity ownership of conventional apartments, with reliance on institutional sources of capital, and, (3) develop and maintain low and moderate income housing where economically feasible Our annual report is organized to focus on these corporate objectives

■ While we are confident of our capacity to build long term value for shareholders, the continued development of low and moderate income housing presents significant challenges As we anticipated last year, the Tax Reform Act of 1986 has had a draconian effect on both the development and preservation of this housing In response, NHP undertook three major initiatives this year which are discussed in the expanded section on low income housing on page 10 of this Report

■ The financial statements for FY1988 reflect the strengthening of NHP's balance sheet earlier noted Earnings in FY1988 were affected by a write-off of computer system development costs, significant increases of reserves for project fundings, and write-offs associated with the termination of our public syndication group and an insured mortgage fund. The sale of CHI, however, produced a pre tax gain of approximately $12 million

■ NHP's repositioning has required significant adjustments by our employees Our employees are a superb group, however, and have demonstrated a capacity to respond effectively to the new environment

Sincerely,

George M Brady, Jr.
Chairman

J Roderick Heller, III
President and Chief Executive Officer

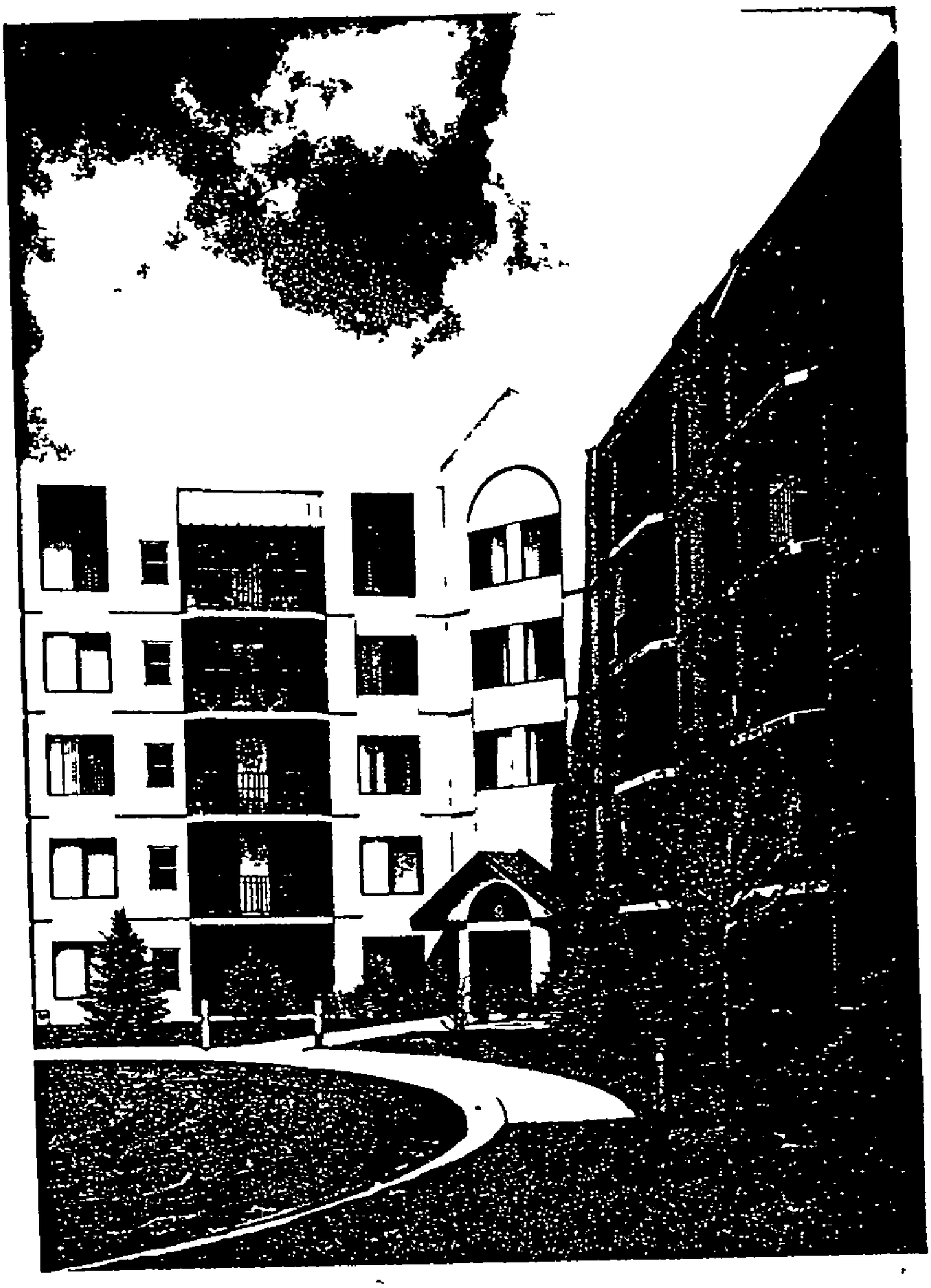
J. Roderick Heller, III
President and Chief Executive Officer

Sandpiper Cove Apartments
Boynton Beach, Florida
A total planned community of
416 units set among 53 acres of
lakes and landscaping.

NHP Strategy for Success

Expansion of Property Management Effective property management by NCHP Property Management, Inc , our management subsidiary, not only helps ensure continuing profitability for NHP, but also—and more significantly—enhances the value of the properties of which NHP is general partner The importance of property management, recognized by NHP since 1975, has been emphasized by the increasing extent to which other real estate investment companies have established management companies ■ PMI managed 63,985 units in 423 properties at year end, an increase of 7,647 units and 22 properties since February 28, 1987 Included in the total were 55,901 units and 383 properties managed for NHP and 8,084 units and 40 properties managed for third parties A significant increase in management activity occurred on behalf of owners other than NHP, we added 3,600 units of fee management in FY1988 In general, we do not seek fee management, since we prefer that the increase in value generated by PMI management accrue to the benefit of NHP properties We will accept fee management under certain circumstances, however, and in FY1988 agreed to manage on behalf of other owners a number of "turnaround" projects PMI now manages properties in 39 states, the District of Columbia and Puerto Rico ■ A cardinal feature of NHP property management is the insistence that the property be maintained to a high standard, and that adequate replacement reserves be retained Such insistence on preservation of the asset helps in maximizing long-term property cash flow and, more importantly, should result in significantly higher valuations at the time a property is sold Close attention to cost control and revenue enhancement are also essential components of effective property management ■ Another prominent feature of NHP is the wide range of ancillary services it offers to its properties Volume purchasing allowances, under our Buyer's Access program, are generating substantial discounts for properties based on large scale buying power Computer and preventive maintenance programs assist in timely analysis of financial and construction issues Insurance costs are reduced through risk management review, a competitive master insurance policy program, and the operations of HPI Limited, our captive reinsurance subsidiary organized at the height of the insurance crisis several years ago The more complete these services, the more effectively we can manage properties and hold down operating costs

NHP is acutely aware that property management is a service-oriented business that must be delivered by quality employees. Each on-site property manager typically manages a property worth between $5-10 million For this reason we place the highest priority on education. Over 95% of our managers have earned the Registered Apartment Manager (RAM) designation and most are now in Senior RAM programs. Over half of our corporate managers hold the distinguished Certified Property Manager (CPM) certification. Brenda McClain, Director of Education for NCHP Property Management, Inc.



Elm Creek Apartments

372 units of market rate housing in Elmhurst, Illinois, near Chicago, developed and managed by NHP.

Increased Equity Ownership, with Reliance on Institutional Capital

Long term value creation for shareholders remains the fundamental business objective of NHP Such creation will customarily be accomplished in a three stage process (1) acquiring or developing apartment complexes of 200 units or more located in "in fill" locations which have attractive prospects for long term appreciation, (2) financing such apartments with institutional sources under terms which include significant equity participation for NHP, and, (3) providing through property management and asset management a continuing focus on project performance and portfolio development ■ Multifamily rental housing construction has declined significantly since enactment of the Tax Reform Act of 1986, and that factor, among others, has led to significant institutional interest in apartment investment NHP seeks investment opportunities in local markets which have diverse employment centers, restrictive zoning, mature regional and local amenities, no rent control restrictions and an increasing demand for rental housing ■ We offer institutional investors long-term partnership opportunities We are not primarily interested in up front fee generation, viewing our property management group as the source of income to cover on going expenses Accordingly, we will not customarily provide asset management services for third parties and will not serve as an investment adviser Instead, we seek to structure investments so that the interests of NHP and of institutional capital sources are congruent—we both succeed if there is long term appreciation in the value of our complexes ■ In FY1989 we expect to develop several new apartment projects and to acquire existing apartments Our primary focus, however, will be on the acquisition of portfolios of operating apartment projects, principally because our comparative advantage is maximized when capital access and a national property management capability are required ■ We are supplementing our multifamily offerings to institutional investors with opportunities for investment in land and single-family housing developments. NHP Joint Ventures, Inc , provides equity for land and the development of "for sale" residential real estate, primarily in traditional east coast markets In partnership with a select group of experienced developers, joint venture operations generated in excess of $49 million in gross sales and settled more than 450 units in FY1988 Single family operations generated $2 2 million of NHP revenue

With the steep decline in multi-family rental housing construction since enactment of the Tax Reform Act of 1986, NHP's large portfolio of multifamily rental real estate has become an increasingly valuable asset, especially when proper strategic planning and business practices are applied to add maximum value to the portfolio. Our efforts to maximize value are carried out with a high sensitivity to the residents and in strict compliance with federal and local use and other regulations. Conrad E. Egan, Executive Vice President, Portfolio Development.

Sable Pass
Park Land, Florida is a joint
venture development of 185
single family homes on a 32
acre tract near Coral Springs.

Development of Low and Moderate Income Housing

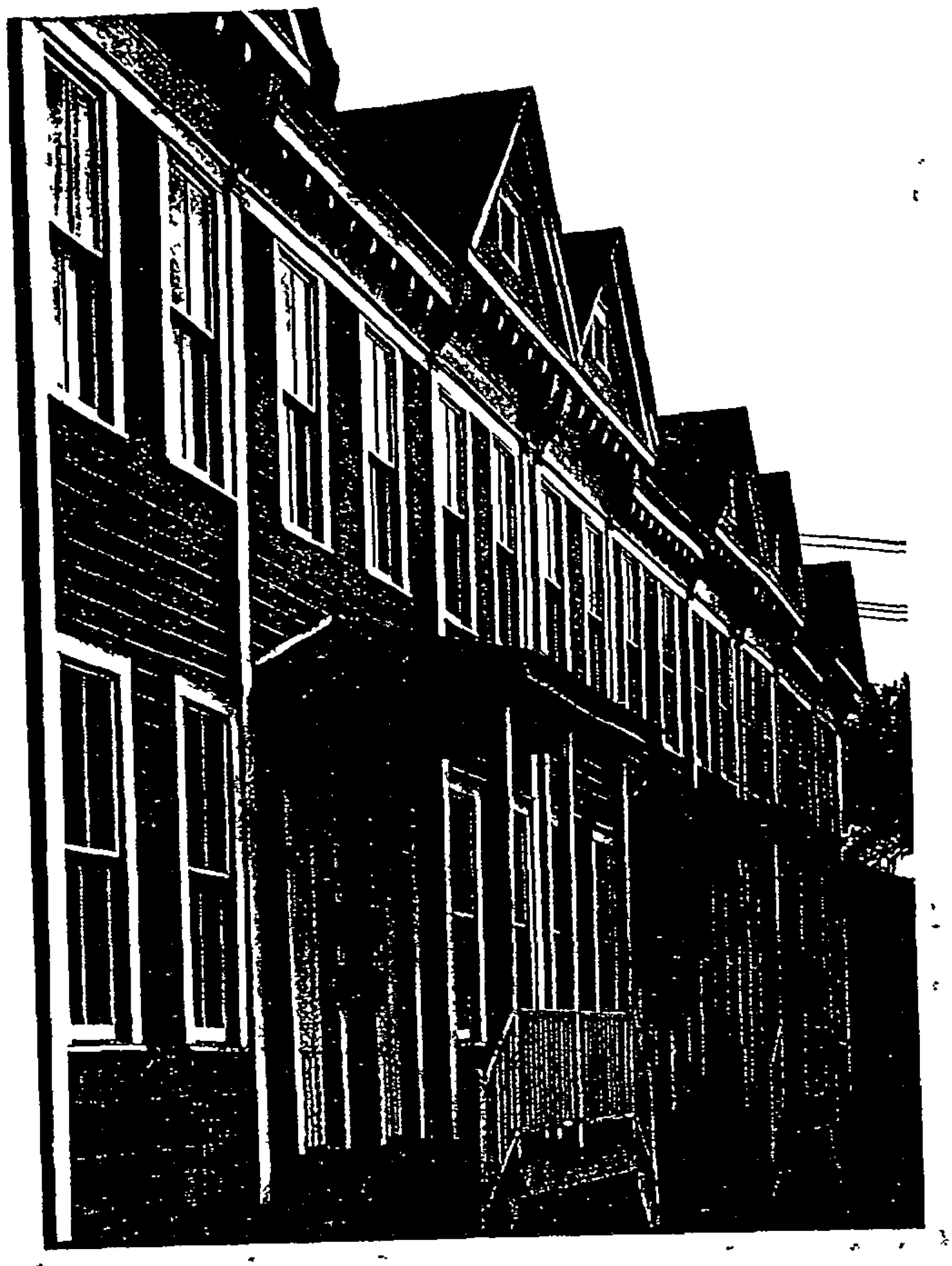
The 1968 Housing Act was in large measure the product of an interim report by the President's Commission on Urban Housing, known as the Kaiser Commission At a time of renewed national concern with low income housing, it is useful to review the Kaiser Commission's work Two overriding principles emerge (1) that the country's needs for low income housing in substantial volume can only be met by harnessing the energies of the private sector, and, (2) that, given the economics of low income development and operation, the federal government must play an active role in shaping housing policy and providing long-term subsidies We believe those principles are as applicable today as in 1968 and expect to present our views on these and other subjects to Congress this year

■ The preservation of the existing stock of federally subsidized and privately owned housing has assumed increasing importance in national housing policy NHP has sponsored and, with The Ford Foundation funded, the National Low Income Housing Preservation Commission, chaired by Carla Hills and Henry Reuss The Commission's report was presented to the House and Senate Housing Subcommittees in April of 1988 The mission of the commission was four-fold

1. To determine the magnitude of potential loss of the subsidized stock as low income housing and the cause of the loss,
2. To examine alternative ways to minimize the loss of the subsidized housing stock,
3. To the extent possible, to recommend ways to offset the negative effect of any losses on low income households, and,
4. To analyze the costs of its proposed solutions to the U S Treasury

An analysis model was prepared, based on a representative sample of 645,000 units subsidized under Sections 221 d(3) and 236 of the National Housing Act The model projected that, if the federal government does not extend or otherwise provide subsidies, the stock in the subset is in grave jeopardy as low income housing Overall, 81 percent of this inventory could be lost for such purpose over the next 15 years ■ For all classes of properties, 43 percent (2,570 properties and 280,000 units) are likely to default without continued subsidies. An additional 2,030 properties (243,000 units) are likely to prepay mortgages, unless owners are accorded incentives to continue use of the properties as low

Funding low and moderate income housing is difficult but NHP is the logical private force to find a way to make it happen successfully Our special public/private partnerships group was formed to develop new low income housing programs by combining creative funding efforts with NHP's experience and property management base. Ghebre Selassie Mehreteab, Director, Public/Private Partnerships Group.



Savannah Landmark
200-unit multi family low income apartment development in Savannah, Georgia sponsored and managed by NHP.

and moderate income housing Although 890 properties (122,000 units) will continue to operate as subsidized housing, none are likely to take advantage of the low income housing tax credit in the next two years ■ NHP also re established programs to develop new low income housing units Our public/private partnerships group, led by Chebre Selassie Mehreteab, former program officer with The Ford Foundation, plans to develop approximately 2,400 new units of low and moderate income housing over the next several years In the absence of effective subsidy sources, development of such projects is time-consuming and requires creative efforts An example of the complexity and difficulty of such development is a 200 unit low income apartment development in Savannah, Georgia, sponsored by NHP and a community development corporation Financing for the $8 4 million project came from several sources a $1 6 million housing development grant from HUD, a $1 3 million long term, low interest loan from The Ford Foundation, $400,000 from the City of Savannah, $100,000 from the National Trust for Historic Preservation, $1 9 million from NHP and corporate investors, and $3 1 million in conventional loans Stitching together this financing has taken almost two years Despite such difficulties, we hope to replicate the approach in a number of other cities, continuing NHP's longstanding commitment to providing affordable housing

Finally, we have established a joint venture with the Federal National Mortgage Association and MPC, the development subsidiary of Arnold & Porter, to develop affordable housing in the United States in conjunction with universities, hospitals and other institutions with long-term housing needs

An asset manager at NHP looks to preserve the company's assets, increase cash flow, maximize value, and ensure compliance with regulatory requirements. Improving the economic performance of NHP's properties is being achieved through a critical budget process seeking to boost revenue and reduce cost projections Judy Cohen, Asset Manager, Portfolio Development.

On site property managers are encouraged by NHP to handle problems directly, when we have them. This responsibility and my NHP training have helped create a family feeling here at Wah Luck House. In the six years since we opened, there have been only 19 turnovers of the 153 apartments with a 100 percent occupancy during that time. Peter Liu, Property Manager, Wah Luck House, Washington, D.C.

Management's Discussion of Operations and Financial Results

Management is pleased to present the accompanying financial statements which show a substantial strengthening of the balance sheet and continued earnings reflecting implementation of our corporate strategy The sale of Capital Homes (CHI) our single family home building subsidiary had a significant positive impact on both the balance sheet and statement of operations The sale eliminated $55 million of assets ($31 million at February 1987) and $47 million of recorded liabilities ($24 million at February 1987), while also allowing for a reduction in notes payable with the $20 million proceeds of sale The Company obtained a pre tax gain of $12 million from the sale The statement of operations reports CHI as a discontinued operation and prior year results have been restated to conform to the 1988 presentation

Balance Sheet

As planned, total assets continued to decrease, not only from the sale of CHI but also from the collection of annual receivable payments due from investors in prior year syndications of multifamily housing partnerships These proceeds paid down bank debt and amounts due on multifamily housing acquisitions As a result, liabilities declined over $60 million, or 54%, from a year earlier Equity increased to $75 million or 55% of total liabilities, deferred income and stockholders' equity, up dramatically from 34% in 1987 Cash flow was strong as the sale of CHI, payments of investor receivables and property management operations generated cash Development outlays were also less than anticipated

Statement of Operations

As explained in last year s management s discussion the Company is in a period of transition particularly in its multifamily development operations The current development structure provides small initial fees, but the Company retains a large share of project ownership including project distributions from operations and disposition This contrasts with the old tax shelter syndication structure which provided larger initial fees but a smaller level of ownership Under the former structure fees were recognized over several years as services were rendered and interest on installment payments was recognized over payment periods thus significant revenues were deferred to future years This deferred income from projects syndicated in earlier years continued to be recognized in 1988 although at significantly reduced levels from 1987 Only $9 million of deferred income was recognized in 1988 compared with $18 million in 1987 and $25 million in 1986 As a result of these factors 1988 development revenue was significantly lower than in 1987

Fiscal 1988 net income totaled $8 million Although this is down from $12 million in 1987 and $11 million in 1986, these net income amounts are not readily comparable Fiscal 1988 included not only the large gain from the sale of CHI but also a sizeable resulting tax provision, whereas the prior years included no such gain and required very little tax provision The decrease in development revenue caused 1988 pre tax income from continuing operations to decline However, this is consistent with the company's strategy to rely more in coming years on property management and other sources for current revenue and to look to development and acquisitions for longer term asset growth

Property management revenue increased 30% over 1987 New HUD guidelines permitted property management to increase per unit management fees on most units managed This, combined with a 7,600 unit (14%) increase to nearly 64,000 units managed at February 1988, provided the significant revenue increase

Financial and ownership services revenues continued strong as cash distributions from projects remained constant Fiscal 1987 revenues included $3 8 million related to projects sold during the year There was no such revenue in 1988 as no projects were sold

Total expenses increased from 1987, primarily due to increases in write-offs and loss provisions In 1988 the Company wrote off $1 6 million for unrecovered public offering expenses resulting from the strategic decision to terminate the public syndication operation Additional loss provisions were established against the Company's investment in and advances to certain multifamily housing projects which have not yet stabilized operations and have required funding On the other hand, interest expense continued to decline significantly from 1987 and 1986 levels, principally due to lower borrowings

Operating and administrative expenses increased 2% over 1987 Salaries, by far the largest component of expenses, were constant, as the impact of staff reductions in certain areas was offset by the combination of severance and additional new staff in other activities In 1988, as in 1987, the Company wrote off computer software development costs of $ 5 million and $1 6 million, respectively Overall data processing expenses declined in 1988 In addition, during 1988 the Company contributed $ 4 million to the National Low Income Housing Preservation Commission, which it sponsored

Consolidated Statements of Changes in Financial Position

	Year Ended		
	February 29, 1988	February 28 1987	February 28 1986
Sources of Funds:			
Net income from continuing operations before extraordinary credit	$ 710,338	$ 8,540 769	$ 7 395 997
Non cash charges (credits)			
Depreciation and amortization	1,718,366	1 193,470	560 970
Unfunded losses of and distributions from local housing partnerships	4,061,417	3,515,898	3 186 665
Loss provision for writedown of rental housing—other investments	—	—	2 345,000
Undistributed earnings of HPI, Limited	(1,534,453)	(475,142)	—
Deferred income taxes	6,242,767	—	—
Total cash provided by continuing operations	11,198,435	12,774,995	13,488 632
Discontinued operations	7,318,036	3 510,651	1 849,514
Extraordinary credit	—	—	2 200 000
Decrease in receivables from housing partnership investors	36,532,923	46 892,359	4,187 865
Decrease in other receivables	1,038,299	987,667	1 123 033
Decrease in net investments in joint ventures	—	—	634 484
Decrease in land and homes in process	27,255,625	—	—
Decrease in land and development costs	5 094,076	6 029 878	30 675 166
Decrease in other investments	—	4 510 750	—
Decrease in other assets	1,091,858	1 232 030	1 554 270
Increase in accounts payable and accrued liabilities	—	1,031 320	1 568 694
Increase in mortgage notes payable	—	5 617,570	4 304 128
Net proceeds from change in capital structure	—	17 851 033	—
Proceeds from sale of stock	30,781	359 840	—
	89,560,033	100 798 093	61 585 786
Applications of Funds:			
Increase in net investments in joint ventures	3,810,286	4,048 621	—
Increase in land and homes in process	—	9,669 687	6 110 754
Increase in rental housing investments and advances	10,474,235	11,472 798	1 648 925
Increase in other investments	—	—	863 768
Investment in HPI, Limited	—	1,250,000	—
Purchase of furniture, fixtures, equipment and computer software	641,728	3,198,750	1,316 081
Purchase of management contracts	—	2 300,000	—
Decrease in accounts payable and accrued liabilities	8,898,223	—	—
Decrease in mortgage notes payable	19,270,064	—	—
Decrease in notes payable to banks	16,926,347	18 242,781	30,898 872
Decrease in balance due—rental housing acquisitions	21,807,813	31 865,392	16 042 115
Decrease in deferred income	8,736,581	20 081 072	3 663 033
Repurchase of Shareholder/Partner s investment in NCHP/NHP	—	—	35 000
Purchase of treasury stock	221,812	—	—
Exercise and repurchase of stock options	191,662	24,248	—
	90,978,751	102,153,349	60 578 548
Increase (Decrease) in cash	$ (1,418,718)	$ (1,355,256)	$ 1 007 238

See notes to consolidated financial statements

Note 1.
Accounting Policies
Basis of Consolidation

The consolidated financial statements include the accounts of NHP Inc after the change in capital structure described below National Corporation for Housing Partnerships (NCHP or the Corporation") The National Housing Partnership ("NHP or the Partnership) and NHP Real Estate Corporation ("REC"—organized in fiscal 1988) collectively referred to as the Company" The accounts of the Company have been consolidated with all wholly owned subsidiaries except for HPI Limited (HPI) which is not consolidated because of the nature of its operations The investment in HPI is accounted for under the equity method (Note 5) Material intercompany accounts and transactions have been eliminated in consolidation

Change in Capital Structure
On March 18, 1986, the shareholders of NCHP approved a merger and related transactions pursuant to which a new corporation, NHP, Inc , acquired 100 percent of the outstanding shares of NCHP and acquired all limited partnership interests of NHP New shareholders acquiring 216 625 shares of NHP Inc stock provided net proceeds to the Company of $37 122 000

Under the approved agreement, an investment unit gave each former investor in NCHP and NHP the right to receive either 250 shares of NHP Inc , $0 01 par value common stock or $31,800 in cash Pursuant to that agreement, 56,000 shares of NHP Inc stock were issued to unit holders who exercised their right to receive NHP, Inc stock, and $19 271 000 of cash was paid unit holders who did not wish to receive NHP, Inc stock

Net Investments in Single Family Joint Ventures
Net investments in single family joint ventures are recorded at cost plus the Company s share of profit which has not been received from the joint venture project

Reclassification of Financial Statements
Prior year financial statement amounts have been reclassified to conform to the 1988 presentation

Other Accounting Policies
Other accounting policies of the Company are discussed in Note 2 Discontinued Operations Note 3 Rental Housing Development Syndication and Sale, Note 4 Multifamily Rental Housing and Note 6 Other Assets

Note 2.
Discontinued Operations

In October 1987, the Company sold its wholly owned home builder subsidiary, Capital Homes Inc (CHI) for $20 million in cash This subsidiary has been accounted for as a discontinued operation Prior year Statements of Operations have been restated to conform to the current year presentation

Summarized operating information for CHI is as follows

(in thousands)	1988 (1)	1987	1986
Housing sales	$31,513	$58 303	$42 560
Cost of housing sales	(29,094)	(53 252)	(39 389)
Other income	143	120	184
Net housing sales	2,562	5 171	3 355
Operating expenses	(1,177)	(1 460)	(1 205)
Income from operations	$ 1,385	$ 3 711	$ 2 150

(1) Includes operations prior to sale

Housing sales are recorded at the time of settlement when title is transferred to the customer Cost of housing sales is based upon the total estimated per unit cost at completion of the project Land and homes in process consists of direct costs, including related interest costs, incurred in the development of sales housing projects, less amounts charged to cost of sales Interest charges aggregating $1,801,000 in 1988, $2,038,000 in 1987 and $1,683,000 in 1986 were capitalized in the cost of housing sales

Included in Financial and Ownership Services 1986 revenue is net revenue from housing sales at developments which were wholly-owned by the Corporation and its subsidiaries other than CHI Fiscal 1986 housing sales for these wholly owned developments, which were completed and sold that year, were $4,487,000

Note 3.
Rental Housing Development, Syndication and Sale Revenue Recognition

The Company recognizes revenue from the acquisition and development of rental housing projects Traditionally the Company s revenue was attributed to fees and gain associated with the sale of equity in projects to a syndication of limited partners Debt was arranged by the Company generally using fixed rate FHA insured and municipal bond backed financing Since the passage of the Tax Reform A of 1986, the Company s revenue is attributed to fees both from raising equity through a syndication to limited partners and from raising participating mortgage debt from either institutional investors or a syndication to individual investors

Under the traditional structure the Company receives for its services fixed fees for periods averag ing approximately three years from the sale date which fees are included in Development revenue in the Statements of Operations Thereafter the Company is entitled to variable fees contingent upon cash flow from the project, which fees are included in Financial and Ownership Services revenue in the Statements of Operations Under more recent financing methods the Company generally receives smaller fees for its services during the development of a project, but receives increased fees contingent upon project cash flow and a larger share of distributions from project operations and upon disposition

It is the policy of the Company to recognize income for services and interest on unpaid installment receivables due from housing partnership investors over the periods earned Fees contingent upon project operations are deferred until realization is considered assured Any gain on the sale of local housing partnership interests is recognized after the Company has met the conditions of sale and the buyer has made a substantial commitment to purchase the property In accordance with the above policy, gain on sale of partnership interests generally is deferred and recognized over a period of up to five years

At February 29, 1988 deferred income included $4 557,000 of deferred interest and $4,613 000 of deferred fees and gain Not reflected in the consolidated financial statements are various fees which may be received upon sale or refinancing of the rental housing projects owned by the local partnerships

The receivables due from housing partnership investors in connection with the syndication of partnership interests totalling $35,438,000 at February 29 1988 are due in installments through 1990

In fiscal 1987, upon passage of the Tax Reform Act of 1986 the Company adjusted the sales price of certain limited partnership interests which previously had been sold This sales price adjustment reduced receivables due from local housing partnership investors by $5 063 000 balance due—rental housing acquisitions by $449,000, deferred income by $1 336 000 and development revenue by $3,278,000

Other Investments

In connection with the syndication or sale of interests in several properties, either to investors or to other purchasers, the Company received notes which are secured by partnership interests and are generally payable in 15 years or earlier if the project is sold The notes, with a face value of $28 887 000 were initially recorded at the discounted value of the expected future cash flow using a fair market rate of interest at the time of sale, and are reported as Other Investments in Multifamily Rental Housing in the Consolidated Balance Sheets

During 1986, in connection with a proposed sale of a significant portion of the above notes the Company wrote down the carrying value to the estimated sales price This write down of $2 345 000 included in Provision for Losses in the Statements of Operations (Note 12)

Pursuant to a sale of the underlying assets, notes having a discounted value of $4,773,000 were paid in full in 1987 Interest and gain recognized from this transaction are included in Financial and Ownership Services revenue on the Statement of Operations There is no amortization of discount on the remaining notes

Note 4.
Multifamily Rental Housing

Multifamily rental housing consists of general and limited partnership interests in local partnerships organized to build and operate rental housing

Land and development costs consists of land acquisition, development and construction costs and costs of acquired interests in local housing partnerships These costs will ultimately be reimbursed from funds received from debt or equity investors At that time, any unreimbursed costs will be transferred to investments in and advances to partnerships Land and development costs include $410,000 in 1987 and $746,000 in 1986 of net investment in one commercial project

Investments in and advances to rental housing partnerships consists of general and limited partnership interests in and advances to local partnerships acquired for long term investment These investments and advances are carried at cost less the Company's share of local partnerships' losses and certain reserves for realization

Following is a summary of the combined financial condition of the local rental housing partnerships

	December 31	
	1987	1986
Assets:		
Land	$ 173 133 000	$ 180 270 000
Building and improvements		
Completed—final endorsement	2 264 682 000	2 205 327 000
Construction in progress	136 158 000	106 029 000
Other assets	305 635 000	332 322 000
	$2 879 608 000	$2 823 948 000
Liabilities and Partners' Capital:		
Mortgage notes payable (partnership *liability limited to mortgaged* property)	$2 098 241 000	$2 001 318 000
Other current liabilities	81 793 000	122 641 000
Other long term liabilities	178 489 000	181 760 000
Partners loans and capital investments		
NHP, Inc		
Land and development	6,259,000	12 278 000
Investment and advances	56,355,000	49 461 000
Other Partners	458 471,000	456 490 000
	$2,879 608,000	$2 823 948 000

The local rental housing partnerships operate on a calendar year for financial reporting purposes Between December 31 1987 and February 29 1988 interests held as land and development costs decreased by $217 000 primarily from the recovery of preconstruction advances at the time of a con *struction loan closing* Interests held as investments in and advances to partnerships increased by $243 000 primarily from acquisition of one rental housing partnership

The financial statements of the local partnerships generally presented on the tax basis of accounting have been adjusted to conform to the accrual basis accounting policies followed by the Company Accordingly mortgage interest property taxes and net operating costs incurred by the local partner ships prior to the final endorsement of the mortgage notes are capitalized as part of the buildings and improvements The buildings and improvements are depreciated using the straight line method over *their estimated useful lives The Company s share of the losses of local partnerships is included in Pro* vision for Losses on the Statement of Operations (Note 12)

Note 5.
Investment in HPI, Limited

HPI, Limited is a wholly owned captive reinsurance company established in 1987 which provides rein surance on behalf of rental housing partnerships in which the Company is general partner or property manager Summary *financial information for HPI, Limited is as follows*

Balance Sheets	1988	1987
Investments	$7,092,473	$5 325 126
Other assets	126,804	168 871
Assets	$7 219,277	$5 493 997
Insurance claims reserves	$3,843,834	$3,683 773
Other liabilities	115,848	85 082
Stockholder s equity	3,259,595	1 725 142
Liabilities and stockholder s equity	$7,219,277	$5 493 997
Statements of Operations		
Premiums written	$2,755,301	$4 144 997
Net income	$1 534,453	$ 475 142

The majority of 1988 net income relates to revised estimates for prior year insurance claims reserves The revised estimates enabled HPI to reduce 1988 premiums billed to rental housing partnerships

Note 6.
Other Assets

Other assets consist of the following

	1988	1987
Prepaid expenses and deferred charges	$1,662,394	$ 2,754 252
Purchased management contracts net of accumulated amortization of $433,108 and $137,825	1,971,892	2,244 175
Computer software, net of accumulated amortization of $318,775 and $257,538	715,233	1,519 585
Furniture, fixtures and equipment, net of accumulated depreciation of $2,502,528 and $1,965,661	4,360,664	4,360 667
	$8,710,183	$10,878 679

Purchased management contract costs are amortized on a straight line basis over the minimum expected life of the contract generally five to ten years Computer software costs are amortized on a straight line basis over the estimated useful life of the software, generally five years Furniture and equipment are depreciated on a straight line basis over the useful life of the assets generally five to seven years Leasehold improvements are depreciated over the term of the applicable office space lease

Note 7.
Notes Payable to Banks

The Company has a revolving line of credit with banks providing for demand or short term borrowings of up to $64,945,000 This line is collateralized by receivables from housing partnership investors however, the $64,945,000 may be borrowed without regard to the receivables balance Interest rates are based upon floating prime, CD or LIBOR rates The Company pays a ¼% commitment fee on up to $45,000,000 of unused balances At the company's option, $19 945,000 may be converted into letters of credit to be used to credit enhance Variable Rate Term Notes due in December 1989 Interest rates on these notes are based upon commercial paper rates At February 29, 1988, outstanding borrowings under this line were $24,010,000 which included $19,945,000 of letters of credit used to credit-enhance $19,650,000 of Variable Rate Term Notes The line of credit requires the Company to maintain certain financial ratios and restricts the payment of dividends

The Company also has unsecured lines which provide up to $65,000,000 for letters of credit Outstanding letters of credit under these lines totaled $44 650 000 at February 29, 1988 Outstanding letters of credit expire on various dates to 1990 Draws, if any, against these letters of credit will be payable on demand

Note 8.
Balance Due—Rental Housing Acquisitions

The balance due on rental housing acquisitions consists primarily of installments payable under local partnership purchase agreements and estimated costs to complete certain rental projects The timing the installment payments is, in most instances contingent upon the development of the housing projects, and are due as follows

1989	$11 606 000
1990	1 462 000
1991 and beyond	913 000
	$13 981 000

Note 9.
Commitments and Contingencies

At February 29, 1988, the Company had entered into agreements which may require additional investments in multifamily rental housing projects of $6 507,000 depending on the outcome of certain development activities Additionally on certain properties the Company has guaranteed construction loans and has agreed to fund operating deficits for varying periods after completion of construction

At February 29, 1988, the Company had executed commercial letters of credit totalling $44,650 00 (Note 7) as security for the performance of obligations primarily relating to certain housing projects

The Company is plaintiff and defendant in various legal actions resulting primarily from its local partnership investments and other development activities In the opinion of management, the ultima liability resulting from these actions will not have a material effect upon the financial condition of the Company or upon the Company's results of operations

The Company leases office space and equipment under noncancellable operating leases having ini or remaining terms in excess of one year In addition, the Company subleases office space under noncancellable leases having terms in excess of one year Future commitments along with sublease rental income on these leases, which expire between 1990 and 2001, are as follows

	Lease Commitments	Sublease Income
1989	$ 3 686 000	$ 575 000
1990	3 529 000	784 000
1991	3 022,000	784 000
1992	3,191 000	678 000
1993	3 522 000	729 000
Thereafter	34 728 000	3 236 000
	$51 678,000	$6,786 000

Net rent expense under operating leases totaled $3,207,000 in 1988, $2,526,000 in 1987, and $2,575,000 in 1986

Note 10.
Stock Option Plan

In June 1985, the Company adopted a non-qualified stock option plan Upon the merger described in Note 1, each option to purchase NCHP stock and NHP limited partnership units was converted int an option to purchase NHP, Inc stock Up to 27,263 options for shares may be granted under the p

Options are granted to key executives at the fair market value of common shares at the date of grant Options granted are exercisable ratably over their five year life The following summarizes transactions of the plan

	Option Shares
Balance at March 1 1985	—
Options granted at $124 15 per share	13 550
Balance at February 28 1986	13 550
Options cancelled at $124 15 per share	(2 080)
Options granted at $202 10 to $221 44 per share	12 600
Options exercised at $124 15 per share	(420)
Balance at February 28 1987	23 650
Options cancelled at $124 15 to $246 25 per share	(7 940)
Options granted at $246 25 to $278 57 per share	2 200
Options exercised at $124 15 to $210 71 per share	(2 460)
Balance at February 29 1988	15 450

ote 11.
etirement Plans

The Company has a non contributory defined benefit pension plan covering substantially all full time employees The Company funds the pension plan the minimum amount required by the Employee Retirement Income Security Act of 1974 Fiscal 1988 pension expense was determined under Statement of Financial Accounting Standards No 87, "Employers Accounting for Pensions " Pension expense for 1987 and 1986 was determined under previous accounting principles Pension expense was $587,000 in 1988, $647,000 in 1987 and $435,000 in 1986 Net pension cost in 1988 included the following components

Service cost	$641 000
Interest cost	392 000
Return on assets	(427 000)
Amortization of transition asset	(19 000)
	$587 000

Assumptions used were	
Discount rate at January 1 1987	8 00%
Discount rate at December 31 1987	8 75%
Rate of increase in future compensation	6 00%
Rate of return on plan assets	8 00%

The funded status of the plan at December 31, 1987 may be related to the accrued pension expense as follows

Actuarial present value of benefit obligations	
Vested benefit obligation	$ 2 617 000
Nonvested benefit obligation	238 000
Accumulated benefit obligation	2 855 000
Effect of future compensation increases	1 206 000
Projected benefit obligation	4 061 000
Plan assets at fair value	5 191 000
Plan assets in excess of projected benefit obligation	1 130,000
Unrecognized net gain	(1 457 000)
Unrecognized net transition asset	(260 000)
Accrued pension expense	$ (587 000)

At December 31, 1987, plan assets were invested in pooled fixed income (59%), equity (30%) and real estate (11%) funds with a major insurance carrier

In March 1988 the Company notified participants of the intent to terminate the pension plan No further benefits will accrue to participants after March 31, 1988 Necessary filings are being made with appropriate government agencies Effective April 1, the Company established a 401(K) retirement plan for substantially all full time employees

Note 12.
Provision for Losses

The Company has provided for losses during 1988, 1987, and 1986, as follows

	1988	1987	1986
Local multifamily rental housing partnership losses (Note 3)	$3,900,000	$2 000 000	$1 700 000
Unrecovered preconstruction costs	500,000	500 000	600 000
Write off unrecovered public offering costs	1,600,677	—	—
Builder model home partnership gain	(488,809)	—	(200 000)
Write down of multifamily rental housing—other investments (Note 3)	—	—	2 345 000
Total provision for losses	$5,511,868	$2 500,000	$4 445 000

Note 13.
Income Taxes

Of the total 1988 tax provision of $6,820 000 $6 243 000 is a deferred provision due primarily to tim ing of partnership losses which are greater for tax than for book purposes Of the total provision $1 345 000 is for state income taxes Virtually all of the current provision represents state income taxes

Of the total 1987 and 1986 net tax provisions of $700 000 and $700 000, respectively $428 000 and $45,000 is a deferred federal provision due to timing of partnership losses and construction period interest recognition which is different for book and tax purposes The remaining $272 000 and $655 000 of the 1987 and 1986 net provisions are primarily attributable to various state taxes on income of various Company subsidiaries In 1986 the $2 900,000 provision for income taxes for the Corporation is substantially offset by the $2 200 000 extraordinary credit for the benefit of utiliz ing net operating loss carryforwards

Prior to the March 1986 recapitalization (Note 1) the Company was not taxed on the income of the Partnership since components of the Partnership s taxable income and loss flowed through to the indi vidual partners During 1987, certain items included in the Company's income for financial reporting purposes were attributed to the former partners of the Partnership for federal income tax purposes As a result, only a minimal federal tax provision was required for 1987

Note 14.
Business Segment
Financial Data

The Company is engaged primarily in the development and acquisition of rental housing for both resale and long term investment, and the property management of rental housing Financial data required under Statement of Financial Accounting Standards No 14 are set forth in the following table

Operations
Year Ended February 29, 1988

	Property Management	Development	Financial and Ownership Services	Combin
		(in thousands)		
Revenues				
Property management	$22 786	$ —	$ —	$22 78
Development	—	11 869	—	11 86
Financial and ownership services	—	—	10 256	10 256
	22 786	11 869	10 256	44 91
Costs and Expenses				
Operating and administrative	15 220	5 613	5 484	26 31
Provision for losses	—	500	3 900	4 400
Direct interest	—	784	—	78
	15 220	6 897	9,384	31,50
Revenues less costs and expenses	$ 7 566	$ 4 972	$ 872	13 410
Corporate general expense				7 27
Provision for losses				1 1
Interest—general borrowings				3 724
Income from continuing operations before income taxes				$ 1 3

Operations
Year Ended February 28, 1987

	Property Management	Development	Financial and Ownership Services	Combi
		(in thousands)		
Revenues				
Property management	$17,269	$ —	$ —	$17 269
Development	—	19,440	—	19 4
Financial and ownership services	—	—	13 850	13 8
	17,269	19 440	13 850	50,559
Costs and Expenses				
Operating and administrative	15 273	7,922	4 668	27 8
Provision for losses	—	500	2,000	2 5
Direct interest	—	1,826	—	1 826
	15 273	10,248	6,668	32,1
Revenues less costs and expenses	$ 1,996	$ 9,192	$ 7,182	18,3
Corporate general expense				4,839
Interest—general borrowings				4,
Income from continuing operations before income taxes				$ 9,041

Operations
Year Ended February 28, 1986

	Property Management	Development	Financial and Ownership Services	Combined
		(In thousands)		
Revenues				
Property management	$14 574	$ —	$ —	$14 574
Development	—	30 576	—	30 576
Financial and ownership services	—	—	9 168	9 168
	14 574	30 576	9 168	54 318
Costs and Expenses				
Operating and administrative	11 170	9 373	4 994	25 537
Provision for losses	—	2 945	1 700	4 645
Direct interest	—	2 938	—	2 938
	11,170	15,256	6 694	33 120
Revenues less costs and expenses	$ 3,404	$15 320	$2 474	21,198
Corporate general expense				2 803
Provision for losses (gain)				(200)
Interest—general borrowings				8 599
Income from continuing operations before income taxes				$ 9 996

	February 29 1988	February 28 1987
	(in thousands)	
Assets:		
Identifiable		
Property management	$ 4 879	$ 4 320
Development	42 138	84 279
Financial and ownership services	83 806	71 777
General company	7 137	8 136
Discontinued operations	—	31,199
	$137 960	$199 711

Report of Independent Certified Public Accountants
Board of Directors and Stockholders
NHP, Inc
Washington, D C

We have examined the consolidated balance sheets of NHP, Inc and subsidiaries at February 29, 1988 and February 28, 1987, and the related consolidated statements of operations, stockholders' equity and partners' capital and changes in financial position for each of the three years in the period ended February 29, 1988 Our examinations were made in accordance with generally accepted auditing stan dards and, accordingly, included such tests of the accounting records and such other auditing proce dures as we considered necessary in the circumstances

In our opinion, the consolidated financial statements referred to above present fairly the financial position of NHP, Inc and subsidiaries at February 29, 1988 and February 28, 1987, and the results of their operations and the changes in their financial position for each of the three years in the period ended February 29, 1988 in conformity with generally accepted accounting principles applied on a consistent basis

Touche Ross + Co.

Certified Public Accountants

1900 M Street, N W
Washington, D C
May 6, 1988

Corporate Stockholders of NHP, Inc.

Aetna Life Insurance Company
Aldens, Inc
American Express Company
American Federation of Labor and Congress of Industrial Organizations (AFL CIO)
Armstrong World Industries, Inc.
The Atlantic Mutual Insurance Co
BancBoston Capital, Inc
Bankers Trust Company
CertainTeed Corporation
Chemical Real Holdings, Inc
Citicorp
Columbia Insurance Company
Commerce Bancshares Inc
Continental Assurance Company
Cummins Engine Company Inc
Ensign Bank FSB
The Equitable Life Assurance Society of the United States
First American Bankshares, Inc
First Union National Corporation
Ford Motor Credit Company
GAF Corporation
General Electric Company
Glendale Federal Savings
Great Western Savings
International Business Machines Corporation
Jim Walter Corporation Foundation
John Hancock Mutual Life Insurance Company
Kerr McGee Corporation
Key Corp
Kirsch Company
Lomas & Nettleton Financial Corporation
Lazard Freres & Company
Marine Midland Banks, Inc
The Marine Corporation
Mellon Bank (East) N A
Mellon Bank Corporation
Midwest Federal Savings and Loan Association of Minneapolis
Mobil Corporation
The Mutual Life Insurance Company of New York
National Trust for Historic Preservation
Northern Illinois Gas Company
Northwestern National Life Insurance Company
Peter Kiewit Sons Co
The Philadelphia National Bank
PNC Financial Corporation (Pittsburgh National Bank)
Polaroid Corporation
The Procter & Gamble Distributing Company
Reynolds Metals Company
The Riggs National Corporation
Sears Roebuck and Co
Security Pacific Corporation
Signet Bank/Maryland
Southern California Edison Company
Southern California Gas Company
Sovran Bank/Maryland
Tenneco, Inc
Valley National Corporation
Washington Gas Light Company
Weyerhaeuser Real Estate Company

Board of Directors and Officers

Board of Directors

Elected

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Chairman

Oliver T Carr
President
Oliver Carr Company
Washington D C

David M Childs
Partner
Skidmore Owings & Merrill
New York, New York

*John W Creighton, Jr
President
Weyerhaeuser Company
Tacoma Washington

*Lloyd N Cutler
Wilmer Cutler & Pickering
Washington D C

Robert A Georgine
President
Building and Construction Trades Department
AFL-CIO
Washington D C

*J Roderick Heller, III
President and Chief Executive Officer of the Corporation

Pazel G Jackson, Jr
Senior Vice President
Chemical Bank
New York New York

*Roger P Kavanagh, Jr
Greensboro North Carolina

*Charles T Munger
Vice Chairman
Berkshire Hathaway Inc
Los Angeles California

David J Primuth
Chairman and Chief Executive Officer
University Industries
San Diego California

*Louis A Simpson
Vice Chairman and Chief Financial Officer
GEICO Corporation
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President
Leon N Weiner & Associates
Wilmington Delaware

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Fleischer Seeger Construction Company
St Louis Missouri

Barbara W Schlicher
Vice President and Asset Management Officer
Midlantic National Bank
Edison New Jersey

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Chairman
Washington Equity Group
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Carter L Burgess
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G Lindsay Crump
Savannah Georgia

George W DeFranceaux
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Waterfront Homes
Easton Maryland

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Roy A Watt
Chairman
Watt Industries Inc
Santa Monica California

*Directors of NHP Inc

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Officers

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Chairman

J Roderick Heller, III
President and Chief Executive Officer

Development Services

James M. Cluett
Senior Vice President
Single Family Joint Ventures

Lisa Kolker Max
Vice President
Multifamily Joint Venture

John S Koczela
Vice President
Acquisitions

Ghebre Selassie Mehreteab
Director, Public/Private Partnership Group

Financial Services

David B Low
Executive Vice President, Chief Financial Officer and Treasurer

Kersy B Dastur
Senior Vice President
Corporate Finance

Constance M Hagen
Vice President, Management Information Systems

John J. Todd
Vice President and Comptroller, Multifamily

David Abrahamson
Vice President
Investment Analysis & Tax

John B Bartling
Vice President
Project Finance

Eugene H Goodsell
Comptroller, Corporate

Mary Lou Spottswood
Assistant Treasurer

Legal/Human Resources/ Administration

Linda G Davenport
Senior Vice President, General Counsel, and Secretary

Christopher B. Hanback
Vice President, Deputy General Counsel, and Assistant Secretary

Michael D Noonan
Vice President, Deputy General Counsel, and Assistant Secretary

William E Papaj
Vice President, Associate General Counsel, and Assistant Secretary

Joel F Bonder
Associate General Counsel and Assistant Secretary

Krista Bean Dorrian
Assistant General Counsel and Assistant Secretary

Lilia G Gotiangco
Assistant Secretary

Mary Helen Ratchford
Associate General Counsel and Assistant Secretary

Management Services

Larry W Asbury
Executive Vice President and President, NCHP Property Management, Inc

Sherrill D Butler
Vice President

Deborah R Bruckner
Vice President

John N. Cervilla
Vice President

Sondra H. Peskoe
Vice President

John C. Rorris
Vice President

Raymond R. Wojcik
Vice President

Property Services

Joseph P Stefan
Vice President

Portfolio Development

Conrad E Egan
Executive Vice President

John J. Ervin
Senior Vice President
Asset Management

B Stephen McClain
Vice President
Asset Management

Corporate Headquarters

Washington, D C
(202) 347-6247

Capital Commercial, Inc.

Fairfax, Virginia
(703) 352-0080

Data Center

Reston, Virginia
(703) 834-6060

NCHP Property Management, Inc.

Alexandria, Virginia
(703) 823 3322

College Park, Georgia
(404) 996-7406

Baltimore, Maryland
(301) 281 1600

Raynham, Massachusetts
(617) 823-4531

Naperville, Illinois
(312) 357-5055

Fairfax, Virginia
(703) 591-1881

Irving, Texas
(214) 550-1434

Livingston, New Jersey
(201) 740-2150

Maitland, Florida
(407) 660-0311

Nashville, Tennessee
(615) 226-3348

Trevose, Pennsylvania
(215) 355-6400

Pittsburgh, Pennsylvania
(412) 824-1644

Richmond, Virginia
(804) 288-4236

San Antonio, Texas
(512) 337-8021

Oakland, California
(415) 568 1844

Washington, D.C.
(202) 347-6247

8 JUN 89 10:00

203

BETHLEHEM CENTER'S CONCENTRATED EDUCATION AND ENRICHMENT PROGRAM

The Concentrated Education and Enrichment Program has operated since 1976. The current contract is for $122,461 to serve 184 youth and covers the period July 1, 1988 through June 30, 1989. The number of clients actually served was 184.

Approval of the new contract for $127,272 will continue education and enrichment experiences for the period beginning July 1, 1989 to June 30, 1990 and will serve a projected 184 clients.

The Concentrated Education and Enrichment Program provides instruction through educational, cultural and recreational activities and is designed to reinforce the basic academic and social deficiencies of school age youth. Specific objectives of the program are to: provide a Summer Educational Enrichment Program for not less than 50 school age youth who need individualized or small group instruction; provide a Summer Educational Enrichment Program for not less than 30 junior-senior high students who need supervised teen activities; provide an After-School Enrichment Program for 50 elementary school age youth who need individualized or small group instruction; provide a school year Preschool Program for 24 preschoolers who could benefit from a structured educational group experience; assess the educational and developmental needs of each student and develop a program of instruction within six weeks after the start of the program; provide not less than one cultural enrichment activity each week and ensure that each student participates in not less than two such activities every month; and maintain a daily average attendance of 80% of total enrollment. All participants family income must be 80% or less of the median income.

THE GETHSEMANE ENRICHMENT PROGRAM

The Gethsemane Enrichment Program is a special education program. The program has operated since 1976. The current contract is for $377,789 to serve 400 youth and covers the period July 1, 1988 to June 30, 1989. The number of clients actually served was 448.

Approval of the new contract for $392,628 will allow continuation of special education experiences for the period July 1, 1989 to June 30, 1990 and will serve a projected 400 clients.

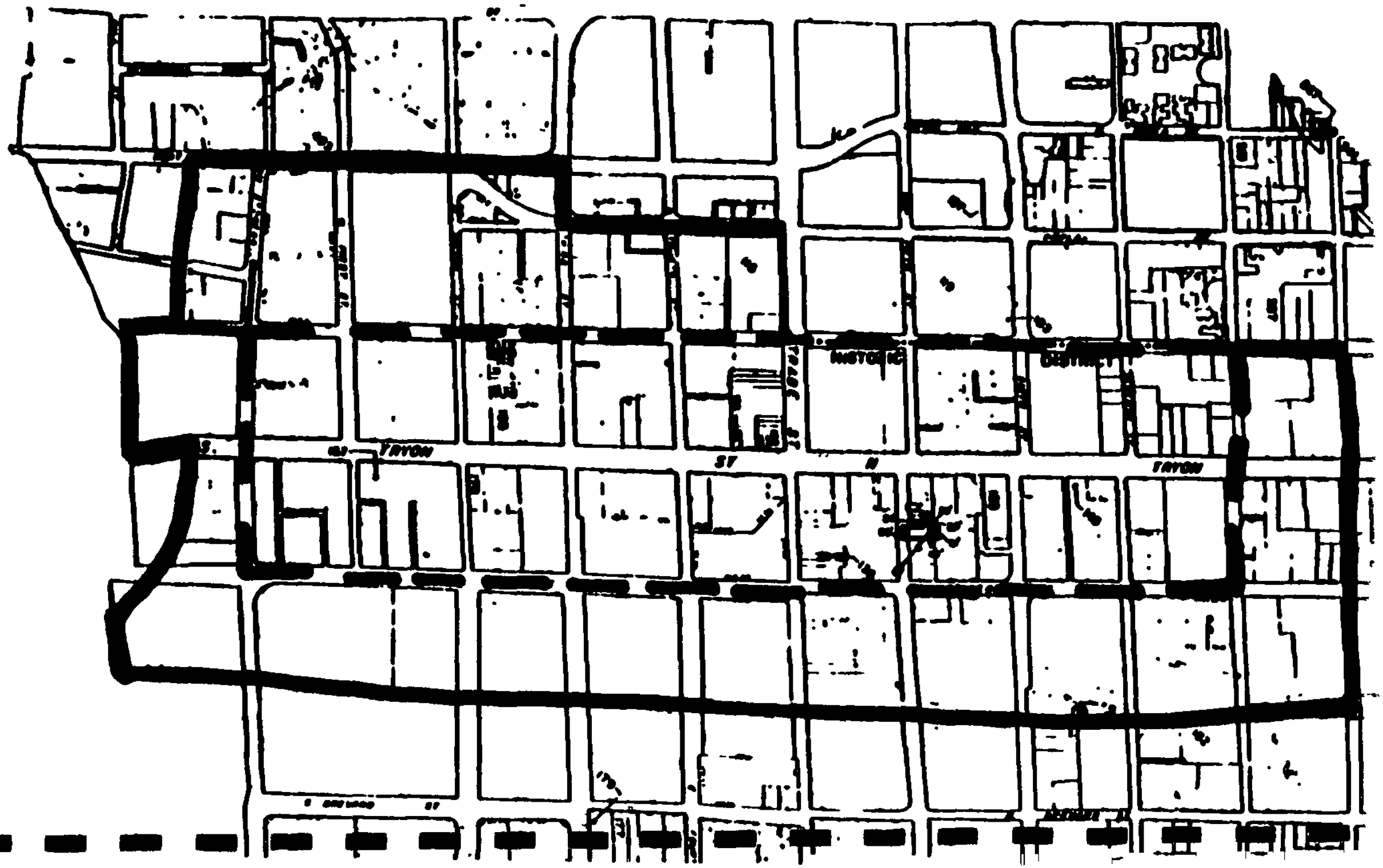
The Special Education Program provides specialized instruction with emphasis on remediation and cultural enrichment, and the program is designed to reinforce the basic academic and social deficiencies of school age youth, grade K-6. All participants family income must be 80% or less of the median income. Specific objectives of the program are to: identify the educational, social, cultural and recreational needs of the students and develop a program of instruction within six weeks after enrollment; increase the educational achievement of not less than 80% of the students by raising the average achievement level 1/2 month for each month of instruction; maintain a retention rate of the participants of not less than 80%; and ensure that no less than one recreational or cultural activity takes place each week and that every student actively participates in not less than two such activities each month.

-#16

EXHIBIT A

MUNICIPAL SERVICE DISTRICT 2

MUNICIPAL SERVICE DISTRICT 3



#17

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: June 6, 1989

TO: Mr. Kent Winslow,
Supervisor, Real Estate Department

FROM: Martin R. Cramton, Jr.,
Planning Director

SUBJECT: - Mandatory Referral Report No. 89-12 -

Attached is a copy of Mandatory Referral Report No. 89-12 for Fire Station No. 27 on W. T. Harris Boulevard East.

The Planning Committee unanimously approved this report at their meeting on May 30, 1989.

mmc

MANDATORY REFERRAL REPORT NO. 89-12
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
FIRE STATION #27
MAY 1989

PROJECT PROPOSAL AND LOCATION

This proposal is to acquire land for and construct a fire station near the intersection of U.S. 29 and W.T. Harris Boulevard.

PROJECT JUSTIFICATION

After annexation, the City is obligated to provide within two years a level of services to the annexed area comparable to the remainder of the City. For fire protection, response times are an important measure of comparability. The Autumnwood annexation of 1986 made response times marginally comparable so this station is proposed to add protection. Other annexations are expected in this area and this station will be needed to serve them.

PROJECT IMPACT

Emergency facilities impose some unavoidable impacts on an area by their nature. Traffic may be impacted as vehicles are dispatched and siren noise is characteristic. University Hospital was contacted in regards to the potential noise but they felt the benefits of the station would outweigh any adverse impacts. Surrounding land use include the Highway Patrol station, Southern Bell maintenance yard and the County waste-to-energy incinerator.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

Consideration is being given to a joint use with a County M.E.D.I.C. ambulance station for this facility. A decision has not yet been reached.

PROJECT COST

start-up and advertising	$ 2,000
construction testing	5,000
engineering, admin, survey	20,000
equip. & furnishings	24,000
unassigned contingency	121,617
construction	650,000
fuel tanks and extra paving (negotiated as part of the land acquisition)	40,000
TOTAL	$862,617

STAFF RECOMMENDATION

The property is zoned Institutional and the proposed facility is a proper land use. At this time, no building design or site plan has been undertaken. Further review should take place when those are available. Specifically, attention should be given to:

- ensuring vehicular access to U. S. 29
- compatible building exterior
- future expansion/addition of MEDIC facility
- high-quality landscaping

Subject to the design review needed in the future, the staff's recommendation is for approval.

PLANNING COMMITTEE RECOMMENDATION

Unanimously approves staff recommendation.

#18

Officers eligible for monthly Separation Allowance and back pay

Officer	Monthly Rate	Annual Rate	Back Pay Thru 6/89
Officer #1	356 05	$ 4,272 60	$ 10,325 45
Officer #2	340 20	4,082 40	9,865 80
Officer #3	353 28	4,239 36	10,245 12
Officer #4	382 90	4,594 80	11 104 10
Officer #5	530 98	6,371 76	15,398 42
Officer #6	509 18	6,110 16	14,766 22
Officer #7	477 00	5,724 00	13,833 00
Officer #8	317 27	3,807 24	9,200 83
Officer #9	489 72	5,876 64	14,201 88
Officer #10	429 30	5,151 60	12,449 70
Officer #11	448 22	5,378 64	12,998 38
Officer #12	604 92	7,259 04	17,542 68
Officer #13	548 87	6,586 44	15,917 23
Officer #14	508 28	6,099 36	14,740 12
Officer #15	492 90	5,914 80	14,294 10
Officer #16	649 37	7,792 44	18,831 73
Officer #17	701 05	8,412 60	20,330 45
Officer #18	560 39	6,724 44	16,251 31
Officer #19	469 05	5,628 60	13,602 45
Officer #20	656 28	7,875 36	19,032 12
Officer #21	318 00	3 816 00	9,222 00
Officer #22	618 93	7,427 16	17,948 97
Total Monthly			$ 10,762 14
Total Annual			$ 129,145 44
Total Back Pay			$ 312,102 06

Officers who were eligible for the Separation Allowance in January, 1987 but who have now reached the age of 62

Officer	# of Months	Approx /Amt of Back Pay
Officer #1	18 Months	$ 9,942 30
Officer #2	5 Months	2,896 00
Officer #3	18 Months	5,760 18
Officer #4	5 Months	1,373 90
Officer #5	11 Months	5,552 14
Officer #6	24 Months	12,719 76
Officer #7	8 Months	3,828 00
Officer #8	3 Months	1,080 06
Officer #9	25 Months	7,331 75
Total Back Pay		$50,484 09

#19

3 Appointed by Mayor
6 Appointed by City Council

AIRPORT ADVISORY COMMITTEE

(9 Members)

Membership - Each shall be a resident and elector of Mecklenburg County, provided however, a majority of the members shall be residents and electors of the City of Charlotte. At least two members shall be residents of the westside community, two shall be familiar with aviation matters by reason of vocation or avocation; the other five members shall be selected from fields, the nature of which would contribute to the continuing deliberations of the Committee. Terms are for three years. A member may succeed himself only once.

Responsibilities - To review long-range planning for airport development; review and study all revenue producing aspects of the airport; recommend appropriate action to City Council on airport policy matters; and the continuing review and study of all aspects of airport transportation needs of metropolitan Charlotte. Also, monitor and advise City Council on implementation of the Airport Master Plan and airport noise compatibility and on a staff-developed neighborhood relations program.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(M)Raleigh W. Bynum B/M	4	Optometrist	11/15/84	8/06/87	3 yrs	7/31/9(
(C)Marvin B. Smith W/M	2	Lance Packing (Ret.) (Westside)	7/11/88		3 yrs.	7/31/9
*(C)Earl Gulledge W/M	7	Facilities Manager - Duke Power	9/28/87		3 yrs	7/31/9
(C)Sue M. Friday W/F	0	Farmer (westside)	9/28/87		3 yrs.	7/31/9(
(C)Osborne C. Oakley W/M	6	Pres. of Interstate Graphics (aviation)	9/28/87		2 yrs.	7/31/8
(C)Edward J. High B/M	2	Retired/Utility Dept.	9/28/87		2 yrs.	7/31/8
(C)Donald G. Bryant W/M	6	Harry & Bryant (aviation)	9/28/87	7/11/88	3 yrs.	7/31/91
(M)Peggy B Culbertson W/F	6	Pres., PBC Associates	10/16/87		2 yrs.	7/31/8
(M)Phillip E. Halton W/M	6	Haltrav, Inc.	8/01/88		3 yrs	7/31/91

3/1/89

No. 0364

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Board

Name Joseph A. Bambury, Jr. **Sex/Race** M/C **District No.** 6

Home Address 349 Hillside Avenue **Phone No.** 372-3025

Business Address 9300 Arrowpoint Boulevard **Phone No.** 522-3308

Education Holy Cross College, A.B., 1953
Columbia Law School, J.D , 1956

Present Employer Royal Insurance

Job Title General Counsel **Duties** Chief Legal Officer of 32 Companies

Business & Civic Experience With Royal Insurance since 1960. Former: Member, North Carolina Legislative Study Commission, President, Manhatten Community Planning Board, Adjunct Professor, College of Insurance, Member, New York County Democratic Committee, President, Horatio Seymour Democratic Club.

Interests/Skills/Areas of Expertise Frequent airport user (average at least one flight per week), former airport neighbor (residence), former airport employee, executive of business that relocated, in part, because of airport.

Comments I believe I could bring to the Board a balanced view because of my past and current airport involvement.

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

6/29/88 Joseph A Bambury Jr.
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

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

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City Clerk
1983

No. 0386

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AIRPORT ADVISORY COMMITTEE

Name HAROLD P BROWN **Sex/Race** M/W **District No.** 7

Home Address 5110 MCALPINE FARM RD CHARLOTTE NC 28226 **Phone No.** 542-0076

Business Address PO BOX 16348, CHARLOTTE 28297 **Phone No.** 399-7441

Education BACHELOR OF SCIENCE - MECHANICAL ENGINEERING
MASTERS - BUSINESS ADMINISTRATION

Present Employer PNEUMAFIL CORPORATION

Job Title VICE PRESIDENT & GENERAL MANAGER **Duties** DIRECT SALES, ENGINEERING & PRODUCTION ACTIVITIES

Business & Civic Experience 20 YEARS BUSINESS MANAGEMENT & PLANNING EXPERIENCE, RELOCATED $25 MILLION BUSINESS TO NC FROM MICHIGAN SERVED ON HOSPITAL ADVISORY BOARD, SAGINAW MI, SAGINAW COOPERATIVE HOSPITALS BOARD, PRESIDENT HOMEOWNERS BOARD, ROTARY

Interests/Skills/Areas of Expertise ACTIVE INTEREST IN COMMERCIAL AVIATION INCLUDING PRIVATE PILOTS LICENSE, COURSES IN AVIATION WEATHER, MEMBER AIRCRAFT OWNERS & PILOTS ASSOCIATION (AOPA)

Comments

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

JUNE 29, 1988 Harold P Brown

Date Signature of Applicant

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Charlotte, North Carolina 28202

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1983

No. 0410

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AIRPORT ADVISORY COMMITTEE

Name McAlister Carson **Sex/Race** M/W **District No.** _____

Home Address 3835 Bonwood Drive, Clt. **Phone No.** 364-5758

Business Address Same **Phone No.** 364-9106

Education Graduate Charlotte Public Schools & Davidson College

Present Employer Self-Employed - Creative Space Place

Job Title President **Duties** Adm/Sales

Business & Civic Experience Carson Insurance Agency - 12years, FUNB - 12years, Camelot Industries, Past Pres. Charlotte Kiwanis Club, Salvation Army Advisory Board, YMCA Board of Directors, Jaycee, Past Pres. Charlotte Association of Insurance Agents.

Interests/Skills/Areas of Expertise Private Pilot - 3500 hours - Army Air Force-WW-II 4-Engine B-29

Comments Feel could make genuine contribution to the activities of this committee

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

Date April 11, 1989 Signature of Applicant McAlister Carson

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

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City Clerk
1983

No. 0388

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Comm

Name James Michael Clampitt "JED" **Sex/Race** W/M **District No.** 1

Home Address 2500 Chesterfield Ave **Phone No.** 372 1023

Business Address 3617 Frontenac Ave **Phone No.** 568-4416

Education Swain Co HS / Rowan Tech Inst 2yr degree Fire Science / Forsyth Tech Inst Machinist 1yr diploma

Present Employer Charlotte Fire Dept

Job Title Fire Captain **Duties** Ride Assigned E15 to Fire & Medical emergencies

Business & Civic Experience Worked for the city for the past 11 yrs. And have been involved with department activities etc. At one time had my own business of remodeling. Now work part time for a division of Carolina Tractor - ETW.

Interests/Skills/Areas of Expertise Fishing / hunting Fire Dept Antiques

Comments We need to move ahead with our Transportation needs Air and land NOW !!

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

6-30-88 James Michael Clampitt
Date Signature of Applicant

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600 East Trade Street
Charlotte, North Carolina 28202

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City Clerk
1983

No. 0379

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Edward T Cook Jr. **Sex/Race** m/w **District No.** 5

Home Address 515 Ashworth Rd Charlotte NC 28211 **Phone No.** 365-2083

Business Address 7500 E Independence Blvd, Charlotte NC 28212 **Phone No.** 567-3251

Education A B Economics Colgate University

Present Employer Harris Teeter

Job Title Special Projects Coordinator **Duties** Manage special projects related to new business development

Business & Civic Experience 12 years experience in direct sales, sales management training, personnel development, recruiting, purchasing, and financial evaluation. Civic experience - Considerable time and experience in coordinating legislative lobby effort by a group of large business with the NC legislature

Interests/Skills/Areas of Expertise I have travelled extensively around the US for 12 years. During the last two and a half years I have made an average of 50 trips per year. As such I have a broad experience with other airports as well as extensive use of Charlotte Douglas International

Comments Based on my strong interest in helping guide the long term development of Charlotte's air transportation system and considerable experience I feel well qualified for the Committee

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

7/1/88 — Edward T. Cook Jr.

Date — Signature of Applicant

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

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No. 0397

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AIRPORT ADVISORY

Name Lafayette Diggs **Sex/Race** Male/B **District No.** Dilworth

Home Address 2723-F Dorchester Place **Phone No.** 332-9114

Business Address ECOS Intl. 1125 E. Morehead St. Charlotte **Phone No.** 334-9598

Education Williams College, Mass. Also equivalent of MAster's degree,

Present Employer ECOS International - a diversified consulting company in Charlotte. Visiting Professor at Davidson College, Davidson, NC

Job Title Director/Procurement **Duties** Logistics/Cultural training and overseas travel on company business

Business & Civic Experience For over 22 years I served as a government official and was in involved in administration/logistics. Sub-Cabinet position

Interests/Skills/Areas of Expertise High organizational abilities and inter-personal skills/educator, multi-lingual/ French/

Comments I would like to be on the airport advisory committee because I have world-wide experience in airport facilities/organization, etc.

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

July 5, 1988 — Lafayette Diggs

Date — Signature of Applicant

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Charlotte, North Carolina 28202

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No. 0365

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Edward S. Elam **Sex/Race** M/W **District No.** 0

Home Address 13321 Woody Point Road, Charlotte NC 28217 **Phone No.** 588-1114

Business Address 228 Westinghouse Blvd., Suite 103 P O Box 7747 Clt., NC 28241 **Phone No.** 588-4389

Education B. S. Mechanical Engineering N. C. State University 1961; Educated in Charlotte-Mecklenburg School System, also attended Texas A&M and UNC Charlotte.

Present Employer Ed Elam Realty Company, Inc.

Job Title President-Owner **Duties** N. C. Broker, N. C. General Contractor (unlimited building), Developer of Commercial & Industrial Realestate.

Business & Civic Experience Study group for the Southwest District Plan of the Charlotte-Mecklenburg Planning Commission; Steele Creek Residents Association, land use committee: Arrowood Association, past V. P. and Sgt. of Arms, who understands the importance of this Airport to our business community.

Interests/Skills/Areas of Expertise A small business owner in Charlotte-Mecklenburg for the past 15 years, who experiences first hand the positive impact the Airport has on our quality of life. A user over many years of the Airport as Private Pilot, Corporate Pilot and commercial passenger, Veteran U.S.A.F., pilot training.

Comments My wife and I are lifelong residents of Charlotte-Mecklenburg. She is an assistant Principal, Charlotte-Mecklenburg School Systems. We reside near the Airport.

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

June 29, 1988 — Edward S Elam

Date — Signature of Applicant

The Mayor and City Council appreciate th

A personal contact with the Mayor's Offi

City Clerk
1983

Reference

Col. William T. Bundy, Jr.
Former Commandor N. C. Air National Guard, Charlotte
30 Sunrise Point Road
Lake Wylie, S. C. 29710 704 831-1532

Mr. J. Frank Gilreath, Jr.
4401 Foxcroft Road
Charlotte N. C. 28211 704 366-6251

James R. Nisbet
Controls Company
P. O. Box 7748
Charlotte N. C. 28241 704 588-3040

No. 0398

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Board

Name THOMAS L. GAHEGAN **Sex/Race** M-C **District No.** _____

Home Address 4211 ROUNDING RUN RD. **Phone No.** 542-0430

Business Address 4101-B WEST BLVD. Charlotte, **Phone No.** 398-1900

Education College - graduate

Present Employer Radiyl Group International

Job Title DISTRICT Manager **Duties** Mgr. Sales-operations

Business & Civic Experience Vice President - Retired - Established offices at Charlotte, airport, Charleston, S.C. Greenville, S.C. airports Served as Secretary - Treasurer - President of Ridgetree Homeowners Association - Chairman architectural Board.

Interests/Skills/Areas of Expertise Airport development, Contracted for) airport freight warehouses at Charlotte, Dulles, Pittsburgh, Columbus.

Comments With my 20 years association with Charlotte airport and the North Carolina area I feel I can contribute if I serve the Board.

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

July 5, 1988 Thomas L Gahegan

Date Signature of Applicant

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1983

No. 0363

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee or Advisory Board to Youth Involvement Council

Name JANE M GLENN **Sex/Race** B-F **District No.** 3

Home Address 2024 Barringer Drive **Phone No.** 375-9437

Business Address 700 East Stonewall St Suite 320 **Phone No.** 332-4184

Education BSN UNCC

Present Employer Charlotte Memorial Hosp.

Job Title RN / I.V. Specialist **Duties** I.V. Therapy Chemotherapy ADMINISTRATION

Business & Civic Experience Presently on Nursing Home Advisory Committee; Listed in Book of Role Models UNCC, Outstanding Young Woman of America 1978 Heart Association Award for service in Community; 1986 G.A. Lowe Award for service in Comm.

Interests/Skills/Areas of Expertise Genetic Counselor for sickle cells for 9 yrs Muscular dystrophy camp nurse x7 yrs Big Brothers/Big Sisters 4 yrs

Comments I like to work in my Community because I live here and I want it to be all it can be!

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

6-28-88 Jane M. Glenn

Date Signature of Applicant

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Charlotte, North Carolina 28202

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City Clerk
1983

No. 0377

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name William W. Goodson **Sex/Race** M/W **District No.** 7

Home Address 9209 Providence Rd., Charlotte, N.C. 28226 **Phone No.** 846-1727

Business Address Same **Phone No.** same

Education B.S. Western Carolina Univ. M.A. George Peabody College

Present Employer Retired--Charlotte- Mecklenburg Schools

Job Title School Principal (34 years) **Duties**

Business & Civic Experience Offices held: President- Derita Lions Club -
Charlotte-Meck. Principals - N.C. Principals District Six-
Board of Directors - N.C. Principals (three terms)
Boards and committees at -Providence United Methodist Church and Cole Mem.

Interests/Skills/Areas of Expertise U.S.Navy Pilot (PBY & PBM) 1943-1947

Comments

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

July 1, 1988 William W Goodson
Date Signature of Applicant

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Charlotte, North Carolina 28202

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City Clerk
1983

City of Charlotte
Application for Appointment

No. 0380

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Jeffrey A. Huberman **Sex/Race** M/W **District No.** Six

Home Address 1607 Dilworth Road, W. Charlotte, NC 28203 **Phone No.** 333-9300

Business Address 112 West 5th Street Charlotte, NC 28202 **Phone No.** 334-6436

Education Bachelor of Architecture, University of Florida, 1964

Present Employer Gantt Huberman Architects

Job Title Partner **Duties** Management of a 24-person architectural firm

Business & Civic Experience Airport Advisory Committee, 1987-Present; President, Childrens Theatre, 1984-85; President, Charlotte Opera Association, 1979-81; Chairman, Charlotte Clean City Committee, 1975-77; Vice President, Charlotte-Mecklenburg Arts & Science Council, 1977-78; Chairman, ASC Annual Fund Drive, 1977; Bd. of Dir., Char.-Meck. Comm. Relations Committee; plus others.

Interests/Skills/Areas of Expertise Diverse. Have worked with community groups (President, Dilworth Community Development Assoc., 1971-73), arts organizations, civic groups, etc. Have been involved with everything from management and policy to fundraising.

Comments I am currently completing a one-year term on the Airport Advisory Committee and would appreciate consideration for re-appointment.

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

June 30, 1988 [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

RECEIVED
JUL 1 1988
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. 0391

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name D.L. Hilton **Sex/Race** W/m **District No.** ~~#2~~ 5

Home Address 6011 Monroe Rd. Char. **Phone No.** 537-3364

Business Address — **Phone No.** —

Education Charlotte High School

Present Employer Retired

Job Title — **Duties** —

Business & Civic Experience 45-46 State Aviation Chairman
For JC For State of N.C.
Production Mgr. For Charlotte Bread Co. 37-45
Owned Bakery Self.

Interests/Skills/Areas of Expertise Flying Since before World
War — Lived on boat for 8 years
on inland water ways

Comments Flew From Field where WSOC-TV
sits now 28-32

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

D. L. Hilton

Signature of Applicant

Date July, 1988

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

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

No. 0603

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Morgan Kizer **Sex/Race** M/W **District No.** 6

Home Address 1326 # 3 Abbey Pl. 28209 **Phone No.** 527-5328

Business Address 13504-A South Point Blvd. **Phone No.** 588-7979

Education B.S. M.E./I.E. LeTourneau College 1969

Present Employer ATR

Job Title Projects Engineer **Duties** Design equipment and installations for advanced material research

Business & Civic Experience

Interests/Skills/Areas of Expertise Pilot license, lay out of facilities, noise reduction.

Comments

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

April, 29, 1989 Morgan Kizer

Date Signature of Applicant

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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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

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OFFICE OF CITY CLERK

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City Clerk
1988

No. 0369

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AIRPORT ADVISORY COMMITTEE

Name RICHARD D. KOLODNER **Sex/Race** W/W **District No.** 3

Home Address 3900 ALLWOOD DRIVE CHARLOTTE, N.C. 28217 **Phone No.** 525-7029

Business Address 9401 ARROWPOINT BLVD. SUITE 300 CHARLOTTE, N.C. **Phone No.** 527-7670

Education GUILFORD COLLEGE 1976-1977 PFEIFFER COLLEGE 1978-80

Present Employer CCAIR INC.

Job Title DIRECTOR OF STATION OPERATIONS **Duties** NEG. OF CONTRACTS AND LEASES FOR ALL CCAIR CITIES IN 6 STATES.

Business & Civic Experience SERVED FOR TWO YEARS AS WARRANT ISSUING MAGISTRATE FOR MECKLENBURG CO. 1978-80. WORKED FOR THE LAST 6 YEARS IN CIVIL AVIATION FOR TWO COMMUTER CARRIERS SERVING THE DOUGLAS INTERNATIONAL AIRPORT.

Interests/Skills/Areas of Expertise SAFETY, SECURITY, AND INDUSTRIAL MANAGEMENT.

Comments HAVING WORKED WITH AIRPORT MGRS. AND ADVISORY BOARDS FOR 22 DIFFERENT CITIES ON CCAIRS ROUTE SYSTEM, I FEEL I COULD BE AN ASSET TO THE CITY OF CHARLOTTE IN THE PLANNING OF CONTINUED GROWTH AT DOUGLAS AIRPORT.

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

6/30/88 Richard D. Kolodner

Date Signature of Applicant

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

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JUL 1 1988
OFFICE OF CITY CLERK

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City Clerk
1983

No. 0362

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Paul F. McIntosh **Sex/Race** M/W **District No.** 7

Home Address 5719 Court View Drive **Phone No.** 365-5950

Business Address 1901 Roxborough Road **Phone No.** 364-0070

Education B.S. University of N.H. - Finance

Present Employer The Robinson Humphrey Company

Job Title Financial Consultant **Duties** Financial Planning & Sales

Business & Civic Experience Asst. Treas. Cannon Mills - Kannapolis

Sr. Vice President Associated Commercial Corp.

Interests/Skills/Areas of Expertise Volunteer Pilot Mission Air - Pres & Treas

Blue Yonder Ltd. Flying Club with two aircraft at Butler. Commercial Pilot with over 8,000 hours of flying time.

Comments I am interested in serving so I can help coordinate general aviation input into the Charlotte Douglas growth plans.

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

June 29, 88 Paul F McIntosh

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
JUN 30 1988
OFFICE OF CITY CLERK

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

No. 0394

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Earl H. Mahone III **Sex/Race** M/CA **District No.** _____

Home Address 2412 Hatherly Road **Phone No.** 523-1276

Business Address D-328 2500 E. Independence Blvd **Phone No.** 377-5881

Education Graduate Patterson School 1969 /Also 6 College Credits
U.S. Army 1970-1972 Systems Analist IBM360

Present Employer Charlotte Gift Show

Job Title President **Duties** Producer of 5 Wholesale trade shows - MANAGEMENT of Perm Showroom

Business & Civic Experience Mfg'rs Representative traveling Southeast - 10 years (Gift Industry) Employed by Charlotte Gift Show / Mahone Associates (9 years) - Board of Directors Patterson School - Lenoir N.C. 5 years
Vice President - Crown Cab Co.

Interests/Skills/Areas of Expertise
(Skills) Sales - Marketing - Advertisement - Security
Working with large Groups of People (Traffic Control)

Comments _____

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

July 5th, 1988 — Earl H. Mahone III
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
JUL 9 1988
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. 0361

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Lewis J. Moore **Sex/Race** M/W **District No.** 7

Home Address 6225 Padget Parrish Ct. 28226 **Phone No.** 704-365-8920

Business Address Suite 13-G 5821 Park Rd. **Phone No.** 704-365-8921

Education BS - Chemistry - Wofford College 1958
MS - Chemistry - Clemson U 1960

Present Employer Lewis Moore Assoc.

Job Title President **Duties**
International Marketing & Sales Consulting

Business & Civic Experience More than 25 years of senior level International Marketing and Sales experience, including Eastern & Western Europe; Far East, Mexico, & C. America

Interests/Skills/Areas of Expertise Pvt. Pilot and Aircraft owner with a deep interest in both Commercial and General Aviation. As a member of the General Aviation Community I'm keenly aware of the problems and

Comments opportunities associated with Airport operations. Moreover, I'm confident my experience can be utilized to formulate programs to meet the growing Air Transportation needs of the Charlotte Area.

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

28 June 1988 — Signature of Applicant

Date

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

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JUN 30 1988
OFFICE OF CITY CLERK

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

No. 0618

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AIRPORT ADVISORY COMMITTEE: CREDENTIALED FOR (1) AIRPORT MATTERS INTEREST (2)AT LARGE MEMBER

Name HENRY H NICHOLSON JR MD **Sex/Race** W/M **District No.** 7

Home Address 635 MANNING DRIVE CHARLOTTE NC 28209 **Phone No.** 525-2277

Business Address 1012 KINGS DRIVE CHARLOTTE NC 28283 **Phone No.** 375-8956

Education 1. PUBLIC SCHOOLS STATESVILLE, N.C. 2. DARLINGTON SCHOOL 3. DUKE UNIVERSITY UNDERGRADUATE DEGREE AND SCHOOL OF MEDICINE M.D. DEGREE 4. USAF SCHOOL OF AERO SPACE MEDICINE

Present Employer SELF

Job Title SURGEON, GENERAL & COLON/RECTAL **Duties** AEROSPACE MEDICINE (SENIOR FAA MEDICAL EXAMINER)

Business & Civic Experience 1. SOLO PRACTICE SURGERY CHARLOTTE 33 YEARS. 2. FAA SENIOR MEDICAL EXAMINER (CARRY HIGH PERCENTAGE OF TOTAL FAA P.E. THIS AREA CLASSES I,II, & III.) 3. HOLD PRIVATE PILOTS LICENCE SINCE 1953. 4. SHRINE BOWEL ATHLETIC MEDICAL COMMITTEE. 5. PAST PRESIDENT MECKLENBURG COUNTY MEDICAL AND SURGICAL SOCIETIES. 6. CONSULTANT GENERAL SURGERY TO SURGEON GENERAL USAF 1980-PRESENT. 7. CONSULTANT-FELLOW IN AEROSPACE MEDICINE KARLOINSKI INSTITUTION, STOCKHOLM, SWEDEN 1985.

Interests/Skills/Areas of Expertise 1. INTEREST IN TOTAL DEVELOPMENT PLAN FOR OUR AIRPORT INCLUDING ANCILLARY FACILITIES FOR GENERAL AVIATION AND INTEGRATION OF U.S. AIR. 2. INVESTIGATION OF INCREASING VISABILITY OF CHARLOTTE'S ASSETS THROUGH PHYSICAL LAYOUT OF OUR TERMINAL. POSSIBLE DEVELOPMENT ON THE AIRPORT OF, LOCAL AIR MUSEUM FOR INSTRUCTIONAL PURPOSES. 3. TACTICAL AIRCRAFT EXPERIENCE DURING KOREAN INCIDENT. 4. AEROMEDICAL EVACUATION EXPERIENCE OVER 32 YEAR PERIOD IN VIETNAM AND ON OUR AIRPORT WITH 21 YEARS LOCALLY AS N.C. AIR SURGEON COMMANDING MEDICAL SECTION N.C. AIR NATIONAL GUARD AT DOUGLAS AIRPORT.

Comments I FEEL THAT I HAVE IN DEPTH BACKGROUND EXPERIENCE, AND THE TIME AVAILABLE TO GIVE A STRONG POSITIVE INPUT INTO THIS COMMITTEE'S FUTURE RECOMMENDATIONS FOR AIRPORT DEVELOPMENT IF THE COUNCIL IN ITS WISDON SO DECIDES. I WOULD WELCOME THE OPPORTUNITY TO SERVE ON THIS COMMITTEE.

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

6-16-89 H H Nicholson Jr, M.D.

Date Signature of Applicant

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City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1989

No. 0366

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: AIRPORT ADVISORY COMMITTEE

Name JULIUS S. PALERMO **Sex/Race** M/W **District No.** 5

Home Address 6526 BURLWOOD ROAD CHARLOTTE,NC 28211 **Phone No.** (704) 365 1078

Business Address _____ **Phone No.** _____

Education HIGH SCHOOL, ATTENDED PENN STATE, CAL AERO TECHNICAL INSTITUTE

Present Employer RETIRED, NATIONAL GYPSUM COMPANY

Job Title CHIEF PILOT **Duties** MANAGED THE FLIGHT DEPARTMENT,ALSO SERVED AS CAPTAIN OF A FLIGHT CREW WITH EXTENSIVE EXPERIENCE IN BOTH DOMESTIC AND INTERNATIONAL FLIGHTS

Business & Civic Experience I HAVE FORTY SEVEN YEARS EXPERIENCE IN AVIATION AS A PILOT,MECHANIC AND AS A PARTNER IN A AGRICULTURE AVIATION SERVICE COMPANY. THIRTY FOUR OF THOSE YEARS WERE IN THE CORPORATE AVIATION SECTOR THIRTY YEARS WITH THE NATIONAL GYPSUM COMPANY. NO DIRECT CIVIC EXPERIENCE

Interests/Skills/Areas of Expertise MY INTERESTS ARE VERY STRONG TOWARD A GOOD AIRPORT/ COMMUNITY RELATIONSHIP. HAVING HAD TO USE SO MANY AIRPORTS IN MY WORK I HAVE ~~DEVELOPED AN APPRECIATION FOR THE NEED OF COOPERATION BTWEEN THE NEEDS OF~~ THE AIRPORT MANAGEMENT AND THE CITIZENS OF THE COMMUNITY.

Comments I FEEL I CAN BRING A TECHNICAL VOICE TO THIS COMMITTEE WHICH HELP SHOULD HELP IN UNDERSTANDING THE POSITION OF THE AIRPORT USERS AND THE PEOPLE THEY MUST LIVE WITH.

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

Date June 29 1988 Signature of Applicant J. L. Palermo

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

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City Clerk
1983

No. 0626

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Comm

Name Lloyd Scher **Sex/Race** M/C **District No.** 7

Home Address 9815 MERINGUE Pl **Phone No.** 845-5016

Business Address 1420 E. 7th St. **Phone No.** 332-215[illegible]

Education A.A Miami DADE B.A. UNC-Chapel Hill

Present Employer Video TAPING SERVICES, INC

Job Title PRESIDENT **Duties** HANDLE CONTRACTS - Public RELATIONS - ADMINISTRATION

Business & Civic Experience Coliseum Committee, Bicentennial Committee,

Interests/Skills/Areas of Expertise My INTERESTS is in IMPROVING OUR AIRPORT to MEET the NEEDS for the FUTURE. HANDLING CONTRACTS in BUSINESS Should help with the AIRPORT

Comments I HAVE SERVED this City SEVERAL TIMES, I WOULD LIKE to SERVE on the AIRPORT Advisory Committee

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

6/21/89 Lloyd Scher

Date Signature of Applicant

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City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1989

No. 0376

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee ~~C/M Advisory Energy Commission~~ Charlotte Uptown Development Corp.

Name Joseph F. Stoy **Sex/Race** ~~Male-white~~ **District No.** ~~Precinct~~ 082

Home Address 6408 Dougherty Drive 28213 **Phone No.** 597-8174

Business Address _____ **Phone No.** _____

Education ~~BS Degree Chemical Engineering plus graduate studies~~

Present Employer (past) Petrochemical Industries

Job Title Project Director **Duties** Responsible for preparing studies for proposed projects, the execution of projects, preparation of bid documents, evaluations, contract negortiations, monitoring of projects, change order negotiations and start up of facilities until the performance guarantees are met or liquidated.

Business & Civic Experience ~~_____~~

Interests/Skills/Areas of Expertise Studies, engineering and construction management.

Comments _____

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

July 7, 1988 Joseph F. Stoy
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
JUL 1 1988
OFFICE OF CITY CLERK

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

No. 0383

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Francis A Thompson (Frank) **Sex/Race** M W **District No.** 3

Home Address 4601 Belle Oaks Dr 28217 **Phone No.** 525 3205

Business Address P.O Box 19032 Charlotte, 28219 **Phone No.** 392 2461

Education BBA, Univ of Georgia – Graduate Mgt School George Washington Univ, Wash, DC

Present Employer Thurston Aviation Douglas Airport

Job Title Dir of Operations **Duties** Operate the Flight Dept. and advise Mgt. on all Flight Matters

Business & Civic Experience Air Force 12 years, Blue Bell Inc. 3 yrs Thurston Aviation 17 years Airport Safety and Security Committee 15 years, Chairman – Diocesan Committee on Scouting, Catholic Diocese of Charlotte, Usher St Patricks Cathedral

Interests/Skills/Areas of Expertise Aviation, Airport operation and Mgt Boy Scouting.

Comments Live on West side, 1 mile from airport, represent General Aviation interest and Pilots interest, Civic Pride in Airport

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

June 28, 1988 Frank A Thompson

Date Signature of Applicant

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

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City Clerk
1983

PLEASE DO NOT SUBMIT RESUMES

No. 0400

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: [redacted] Charlotte Boxing Commission Charlotte-Mecklenburg Historic Properties Cc

Name Steve M. Williams **Sex/Race** M/W **District No.** 2 0

Home Address 8813 Hunter Green Ln.Charlotte,N.C.28212 **Phone No.** 454-3646

Business Address FCS-11 DC-7 FUNB Charlotte,N.C.28288 **Phone No.** 374-6217

Education A.A. CPCC Senior UNCC Maj.-History, Criminal Justice.(Pre-Law)

Present Employer First Union National Bank

Job Title Quality Control Clerk **Duties** Forms Handle Laser Printe

Business & Civic Experience I have been General Manager of several businesses. I have also worked as Public Relations and Promotions Director for a local Company. I have had no Civic experience. I am also active in the Morris Farms Homeowners Assoc.

Interests/Skills/Areas of Expertise Being a History Major I am interested in Charlotte and the surrounding history. I have had a great deal of experience working with many different types of people, and feel that I have good people and public speaking skills.

Comments 32 year old married male. Military experence. Resident of Mecklenburg County for 8 years.

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

6-29-88 Steven M Williams

Date Signature of Applicant

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

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

No. 0384

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Airport Advisory Committee

Name Harry F. Wolfe, Jr. **Sex/Race** M / C **District No.** 6

Home Address 410 Lockley Drive, Charlotte, NC 28207 **Phone No.** 704/375-3952

Business Address 1770 Independence Center, Charlotte, NC 28246 **Phone No.** 704/372-8670

Education Central High, Charlotte, NC (1946-49); Davidson College, Davidson, NC - B.S.-Business (9/49-6/53); University of Tenn, Knoxville, TN - M.S. Transportation (9/53-8/5

Present Employer Sterling Capital Management Company (Investment Counselors)

Job Title Vice President - Administration **Duties** Responsibilities include general operation of office and client communications.

Business & Civic Experience Business - Southern Pension Conf., Past President, NCNB - SrVP & Trust Officer Civic - Chamber of Commerce; Oratorio Singers; Friendship Force of Charlotte; United Way; YMCA; The Pines Retirement Comm.; Sharon Towers Retirement Comm., Airport Advisory Committee - prior member.

Interests/Skills/Areas of Expertise Aviation, Business, Sports, Civic Activities / Trust administration, Investment Management administration, personnel management.

Comments Enjoyed serving on the Airport Advisory Committee in the past and would appreciate the opportunity to serve again. Have followed the development of commercial aviation in Charlotte for a number of years.

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

7/1/88 Harry F Wolfe Jr
Date Signature of Applicant

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

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JUL 5 1988
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

#20

3 Appointed by City
Mayor (1); Council (2)
3 Appointed by County
3 Appointed by Arts & Science
Council

CHARLOTTE-MECKLENBURG ART COMMISSION

(9 Members)

Membership - Terms for initial appointees were staggered - three for one year terms; three for two-year terms; and three for three-year terms. Thereafter, all appointments shall be for three years. No member shall serve more than two consecutive three-year terms The Commission shall elect a chairperson from among the members to serve for a one-year term

Responsibilities - Established by joint resolution of City Council (November 23, 1981) and the County Commission (February 15,1982) to accept the responsibility for expanding experience with visual art by directing the inclusion of works of art in public projects of the City and County; examining the condition of such works of art annually and reporting to the two governing bodies with recommendations for their care, maintenance, improvement, documentation, appraisal, security, etc.; and, encouraging and helping obtain additional grants and gifts from outside sources.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
City						
(C)Robert Cheek W/M	6	Art Counselor & Appraiser	7/12/82	7/11/83 8/11/86	3 yrs.	7/31/89
(M)Carol Hoefener W/F	2		8/06/87		3 yrs.	7/31/90
(C)Pam Patterson W/F	1	Sales Associate, Touchberry Realtors	8/22/88		3 yrs.	7/31/91
County						
Jeanne Brayboy B/F			11/21/83	7/25/86	3 yrs	7/31/89
John Murchison, Jr. W/M					3 yrs	7/31/90
Famela A. Stowe W/F			7/18/88		3 yrs	7/31/91
Arts & Science Council						
[illegible]ay Killian W/M						/31/90
Mary [illegible]o Kelic W/F						7/31/ [illegible]
Eric Anderson W/M						/31/91

No. 0080

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Citizens Adv. Committee, Conv. & Vis. Bureau

Committee, Commission, Board or Authority: CHARLOTTE - MECK ART COMMISSION

Name JAMES E. BRUCKI JR **Sex/Race** M/C **District No.** 7

Home Address 2034 MANOR MILL RD **Phone No.** 364-2505

Business Address 2700 NCNB PLAZA **Phone No.** 379-5283

Education B.S. - 1966 HIGH POINT COLLAGE

Present Employer INTRASTATE SECURITIES

Job Title VICE PRESIDENT **Duties** MANAGE SALES AND TRADING DEPARTMENT

Business & Civic Experience MINT MUSEUM SPONSOR, DISCOVERY PLACE SPONSOR. VERY ACTIVE IN SECURITIES INDUSTRY AFFAIRS

Interests/Skills/Areas of Expertise ACTIVE COLLECTOR OF MASTER GRAPHICS. SUPPORTER OF VARIOUS ART EXTRAVAGANZAS

Comments I BELIEVE MY EXPERIENCE AND CONTACTS WOULD BENEFIT THE ART COMMISSION.

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

4/4/88 — James E. Brucki Jr

Date — Signature of Applicant

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

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APR 5 1988
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. 0528

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: ARTS COMMISSION

Name Dr. Esther Page Hill **Sex/Race** F/B **District No.** 2

Home Address 1624 Madison Ave., Charlotte, N.C. 28216 **Phone No.** 704-334-4802

Business Address University of North Carolina at Charlotte **Phone No.** 704-647-4479

Education Ph. D., Florida State University, Art Education; M.A., Columbia University, Fine Arts and Fine Arts Education; B. S., Columbia University, S. S.

Present Employer Visual Arts Department, University of North Carolina at Charlotte

Job Title Associate Professor of Visual Arts **Duties** Art Education Coordinator, Instructor of Art Education Methods Courses, and Foundations, Supervise Student teachers, Major Advisor and Academic Advisor to students.

Business & Civic Experience Boards: Community School of the Arts, Charlotte Regional Ballet, Children's Theatre, Mint Museum of Art, WBTV Black Advisory Board, North Carolina Art Education Association Board of Directors. Member: NAACP, Afro-American Cultural Center, Visual Arts Committee, Chair; Black Women's Caucus, National Council of Negro Women, Cities in Schools, Tutor at Harding High School President, Charlotte Chapter of Pinochle Bugs Social and Civic Club, Inc., Alpha Kappa Alpha Sorority, Ad Hoc Committee for the Charlotte/Mecklenburg Art Commission, 1988-89.

Interests/Skills/Areas of Expertise Skills: Workshop Leader and Lecturer in Arts and Aesthetics, Art Instructor in Textiles/Batik, Speakers Bureau, NCAEA, Consultant and Planner for Arts Meetings and Symposia, Judge for Art Exhibits; Interests: Research in arts and aesthetics for schools and community, Fiber arts and painting, talking to people and children, support networking for young Black males; Traveling to Third World countries.

Comments The opportunity to participate further in the process of discussion, and decisions on securing public art works for the Charlotte/Mecklenburg community will be immensely satisfying. I would be most pleased if elected or appointed to the Arts Commission.

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

2/28/89 Dr Esther Page Hill

Date Signature of Applicant

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City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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MAR 3 1989
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A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1988

No. 0542

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Charlotte-Mecklenburg Art Commission

Name Dr. James D. Shumaker **Sex/Race** M/W **District No.** 6

Home Address 5724 Farmbrook Drive **Phone No.** 552-2858

Business Address Philosophy Dept., UNCC **Phone No.** 547-2161

Education A.B. from Pfeiffer College; M.A. & Ph.D. from Florida State University, in Philosophy, speciality area of Aesthetics.

Present Employer University of North Carolina at Charlotte

Job Title Professor of Philosophy **Duties** Teaching, advising, committee activities, and professional research.

Business & Civic Experience Executive Committee of 1988 Kidney Foundation Art Auction; lecturer for civic and cultural groups such as Mint Museum, Spirit Square, Senior Scholars of Charlotte. Chairperson of Philosophy Departments at Stetson University, Queens College, and University of North Carolina at Charlotte.

Interests/Skills/Areas of Expertise Taught art theory, history, and criticism at undergraduate/graduate levels. Textbook reviewer of aesthetic, ethics, and logic books for Prentice Hall Pub. Co. Teach required Aesthetics course for UNCC College of Architecture 5th yr. students. Critical Thinking consultant for UNCC/Charlotte-Mecklenburg School System 3 yr. NEH Grant on "The Teaching of Literature, Writing and Critical Thinking."

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

4/25/89 James D. Shumaker

Date Signature of Applicant

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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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MAY 3 1989
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
1988

#21 18 Appointed by City
Mayor (6); Council (1
9 Appointed by County

CERTIFIED DEVELOPMENT CORPORATION
(27 Members)

Membership - Members must be residents of the City of Charlotte or Mecklenburg County, of legal voting age, be of good character and reputation, have never been convicted of a criminal offense other than a minor motor vehicle violation, and not under indictment, on parole or probation. Terms are for three years (following the expiration of the initial terms which were made on a staggered basis). Membership shall include participation by the following four groups: (a) local government, (b) private lending institutions, (c) community organizations, and (d) business organizations.

Responsibilities - The purpose of the company is to stimulate the growth and expansion of small businesses in the community by assisting such businesses to obtain long-term financing for capital improvements and fixed assets.

MEMBER & CATEGORY	DISTRICT	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIR
Local Government					
(C)Gus Psomadakis W/M	6	11/14/88		Unexp.	4/30/90
Private Lending Institutions					
*(C) L. R. Miller, Jr. W/M	6	5/14/84	4/06/87	3 yrs.	4/30/90
(C)H. Clayton Howze W/M	6	3/11/85	4/11/88	3 yrs.	4/30/91
(M)Consuella Chavis Miller B/F		5/19/86	5/18/87	3 yrs.	4/30/90
(C)Titus Ivory B/M	2	5/05/86	4/10/89	3 yrs.	4/30/89
(M)Melvin White B/M	0	6/17/88		3 yrs.	4/30/91
(C)Peggy Jennings W/F	5	1/23/89		Unexp.	4/30/91
Business Organizations					
(C)Jerry W. McMurray W/M	4	4/27/87		3 yrs.	4/30/90
(C)Clayton Lovell B/M	6	10/08/84	4/06/87	3 yrs.	4/30/90
(C)Mitchell Aberman W/M	1	5/09/88		3 yrs.	4/30/91
(M)Gregory Finnican W/M		4/19/88		3 yrs.	4/30/91
(M)Walter Denning B/M		8/06/87		3 yrs.	4/30/90
(C)Robert S. Cunningham	4	8/22/88		3 yrs.	4/30/91
Community Organizations					
(C)Spencer Thompson B/M	3	1/28/85	3/11/85		
(Removed - Att.)		4/11/88		3 yrs.	4/30/91
(C)A. Ray Biggs W/M	6	3/11/85	4/11/88	3 yrs.	4/30/91
(Removed - Att.)					
(M)Lem Long, Jr. B/M	5	7/31/84	5/18/87	3 yrs.	4/30/90
(M) James H. Walters W/M		5/05/86	4/19/88	3 yrs.	4/30/91
(C)David R. Krug W/M	6	6/08/87		3 yrs.	4/30/90

County Appointments - Expiring 4/30/89

Pradeep K Patnaik W/M
Richard Pullard W/M
[illegible] B/F
[illegible]

Michael Blair W/M
Stephen Morris W/M
[illegible] W/M
[illegible] W/F
[illegible]

Pat Sharkey
City Clerk Office
600 E Trade Street
Charlotte, N.C. 28202-2859

Dear Mrs. Sharley,

IBM recently promoted me to Staff Financial Analyst The sad part of this promotion is that it requires me to transfer to Raleigh, N C And because of this opportunity I'm forced to resign from the Certified Development Board

It has been a privilege and a great opportunity to serve on the board. I wish you continue success.

Sincerely,

Robert S Cunningham Jr

Robert S. Cunningham, Jr

Deloitte
Haskins+Sells

2000 First Citizens Bank Plaza
128 South Tryon Street
Charlotte North Carolina 28202 5001
(704) 372 3560
ITT Telex 4995621

May 2, 1989

Ms. Pat Sharkey
Office of the City Clerk
600 East Trade Street
Charlotte, NC 28202

Dear Ms. Sharkey:

Due to changed business assignments, I now find that my travel schedule prevents me from fulfilling my commitment to the Certified Development Corporation. As a result, it is with regret that I must resign from the CDC Board.

Sincerely,

A. Ray Biggs
Partner

cc: A. C. Shull, Community Development Department
County Clerk's Office

No. 0157

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Planning Commission, [redacted], Community Relations Comm., Char. Uptown Develop. Corp

Name Darryl Antonio Broome **Sex/Race** M/B **District No.** 57

Home Address 188 Shady Oak Tr. Charlotte, N.C. 28210 **Phone No.** 563-1380

Business Address 700 North Tryon Street, Charlotte, N.C. 28202 **Phone No.** 336-2831

Education B.A. Urban Studies, Johnson C. Smith University

Present Employer Charlotte-Mecklenburg Building Standards Department

Job Title Zoning Inspector **Duties** Issurance of Zoning, Building, and Sign Permits, etc. Code Enforcement

Business & Civic Experience Registrar Precinct #58 Member: Concerned Charlotteans, Black Republican Council, Omega Psi Phi Fraternity, Focus on Leadership, State Delegate G.O.P. #58, Civic Affairs Director Victory Christian Center

Interests/Skills/Areas of Expertise Transportation, Housing, City-County Planning, Community Relations, Recreation

Comments I am interested in serving the people of Charlotte to provide equal and quality services.

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

4-18-88 Daryl A. Broome

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

No. 0268

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: 1- Certified Development Corporation
2- Auditorium-Coliseum-Convention Center Authority

Name MICHAEL D. COVINGTON **Sex/Race** M/B **District No.** 4

Home Address Box 560305 Charlotte, NC 28256-0305 **Phone No.** 597-0708

Business Address 2120 Tralee Place Charlotte, NC 28213 **Phone No.** 549-9264

Education B.S. Industrial Engineering - N. C. State University Raleigh, NC

Independent Business Study at UNC - Chapel Hill

Present Employer Covington Services, INC.

Job Title VP - Marketing and Development **Duties** 1-Market our services to Mecklenburg and surrounding counties; 2- Handle job costing for bid formulation; 3- Develop and implement plans for future expansion

Business & Civic Experience Advertising and Business Manager for the TECHNICIAN-newspaper 1982-84; Executive Director for New Hanover County Junior Achievement 1985-86; Marion Jaycees - Chairman of the Election Forum Committee; Member of the Charlotte Homebuilders Association

Interests/Skills/Areas of Expertise I am interested in working with other Small Business owners to develop strategies for expansion. My professional experience is in the area of Production Planning and Inventory Control. I have also worked in the Cable Advertising field as a Commercial Contractor for CNN, ESPN, and MTV Regional Markets.

Comments I hope to become more active in the Community and my District. Committee involvement will enable me to gain very valuable experience and participate in the Development of our City.

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

March 24, 1988 Michael D Covington

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

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OFFICE OF CITY CLERK

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

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City Clerk
1983

City of Charlotte
Application for Appointment

No. 0286

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Certified Development Corporation

Name Harold G. Deal **Sex/Race** Male/Cauc **District No.** 7

Home Address 3907 Bridgewood Lane, Charlotte 28226 **Phone No.** 541-5764

Business Address NCNB, One Independence Center, I07-2, 28255 **Phone No.** 374-8302

Education Masters of Business Administration, Rutgers Univ. 1979

Bachelors of Business Administration, Temple Univ 1972

Present Employer NCNB

Job Title Vice President **Duties** Planning for

Regulatory issues and compliance. Also planning other operational areas.

Business & Civic Experience Treasurer, Rockbridge Homeowners Assoc, 1985 & 86,

Treasurer, Knights of Columbus Council 770, 1986 thru present.

Leadership Charlotte

Interests/Skills/Areas of Expertise Financial and Operational analysis, strategic

planning.

Comments

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

4/5/88 Harold G. Deal

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

RESIDAE
City Clerk
1983

No. 0337

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: CERTIFIED DEVELOPMENT CORPORATION ~~SEE REVERSE SIDE~~

Name Craig D. Germain **Sex/Race** M/W **District No.** 7

Home Address 4354 Woodglen, Charlotte 28226 **Phone No.** 541-7271

Business Address 4601 Charlotte Park Dr., Charlotte 28217 **Phone No.** 525-8006

Education BBA (Univ. of Texas at Austin), MBA (North Texas State Univ at Denton) and Graduate Work (Harvard University at Boston).

Present Employer Lormic Development Corporation

Job Title Vice President **Duties** Land Acquisition Development, Marketing, Land Planning and Finance

Business & Civic Experience Chamber of Commerce (Director, Chairman of Membership and Business Development Committees), Founder and Chairman of Arts Board, Chairman Las Colinas Architectural Control Committee, Full Gospel Businessman, Rotary, Realtor, Bank Director.

Interests/Skills/Areas of Expertise Past Experience included responsibility over 500 people, Administration Budgets of $10,000,000.00, Construction Budgets of $100,000,000+, Writing Policy and Procedures Manual, Written News Articles for Charlotte Realestate Magazine, Negotiating Deals, Nat'l Real-estate exposure

Comments I want to be part of the solution, not part of the problem.

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

6-1-83 Craig D. Germain

Date Signature of Applicant

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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

OFFICE OF CITY CLERK

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

No. 0284

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Certified Development Corporation

Name Charles W. (Todd) Johnson **Sex/Race** M/W **District No.** 5

Home Address 2517 Sherwood Avenue **Phone No.** 375-4330

Business Address 2223 Executive Street **Phone No.** 392-0311

Education Bachelor of Arts Degree from UNC-Chapel Hill

Masters of Business Administration from Wake Forest University

Present Employer Paragon Group, Inc.

Job Title Vice President-Residential and Retail Development **Duties** Responsible for all residential and retail development activities for Virginias and the Carolinas

Business & Civic Experience Worked previously to Paragon with First Union as commercial Loan Officer, providing financing for both short term working capital needs as well as long term needs. Currently on Board of Directors of Charlotte Apartment Association. Currently on Committee formed by County Commission to assist Mecklenburg County in disposing of property in Northeast Charlotte.

Interests/Skills/Areas of Expertise Have a strong interest in small business, having been involved in financing small businesses with First Union, as well as currently being involved in working for a small business. As a result of this background, understand the nuts and bolts of what is necessary in order for small businesses to qualify for long term financing.

Comments Would like very much to become involved in serving the City of Charlotte and Mecklenburg County.

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

April 5, 1988 Charles W. (Todd) Johnson

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

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City Clerk
1983

No. 0257

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: CERTIFIED DEVELOPMENT CORP

Name WARREN H LINDE JR **Sex/Race** MW **District No.** 5

Home Address 4714 WOODLARK LN CHARLOTTE **Phone No.** 365-5248

Business Address 3400 NCNB PLAZA CHARLOTTE NC 28280 **Phone No.** 372-3270

Education WAKE FOREST UNIVERSITY - BUSINESS ADMINISTRATION

Present Employer PAINE WEBBER

Job Title VP INVESTMENTS **Duties** HANDLE INVESTMENTS

Business & Civic Experience HORNETS NEST KIWANIS CLUB, BOY SCOUTS, N.C. SECURITY TRADERS ASSOC, LOCAL POLITICS

Interests/Skills/Areas of Expertise ENTREPRENEURSHIP

Comments I THINK THE CITY NEEDS DECISION ORIENTED, BUSINESS-MINDED PEOPLE IN ADVISORY CAPACITIES

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

4/4/88 Warren H Linde Jr

Date Signature of Applicant

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

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OFFICE OF CITY CLERK

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

#22

2 Appointed by Mayor
3 Appointed by City Council

CIVIL SERVICE BOARD

(5 Members)

Membership - Appointments are for three-year terms and appointees must be electors of the City of Charlotte

Responsibilities - Principal functions are to establish requirements for applicants for positions in the Police and Fire Departments, to give competitive examinations to such applicants, subject to reasonable limitations as to physical qualifications and moral character, to maintain a register of applicants passing such examinations which register shall determine the appointments to be made in each of the departments, to hold hearings of an employee against whom charges have been preferred by the Chiefs, and to pass on all promotions and demotions within the departments

MEMBER	DIST	BUSINESS/ PROFESSION	ORIGINAL APPTMT	RE-APPTMT	TERM	EXPIRATION
(C)Jan Thompson W/F	6	TV & Film Producer	4/11/83	5/12/86	3 yrs	5/15/69
**(C)J Albert Hicklin W/M	6	Ret Ins Exe.	7/08/85	5/09/88	3 yrs	5/15/91
*(M)George Daly W/M	6	Attorney	6/28/84	8/06/87	3 yrs	5/15/90
(M)Regan Miller B/M		Attorney	5/15/86		3 yrs	5/15/99
(C)Lilloree M Erwin B/F	2	Airline Reservations Superv.	5/11/87		3 yrs	5/15/90

JOE L. MILLER

4413 St Ives Place
Charlotte, North Carolina 28211

June 5, 1989

The Honorable Sue Myrick
Mayor, City of Charlotte
600 East 4th Street
Charlotte, North Carolina 28202

Dear Mayor Myrick

Since the Council appointed me to the Civil Service Commission, I began considering running for a city council seat

Since I have not been sworn in, it would seem to be in the best interest of the City of Charlotte that I not accept the position to preclude the necessity of a change should I run for City Council and win a seat

Thank you and all of the Council for selecting me for this prestigious and important job on the Civil Service Commission

Sincerely,

Joe L Miller

JLM rp

No. 0611

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: CIVIL SERVICE BOARD

Name WILLIAM L. KENNEDY **Sex/Race** W/M **District No.** 5

Home Address 1445 FOX RUN DR. **Phone No.** 535-5684

Business Address 2128 COMMONWEALTH AVE. **Phone No** 334-8512

Education HIGH SCHOOL, 2 YEARS OF COLLEGE= PLUS LAW ENFORCEMENT (COLLEGE ACCREDITED) EQUIVALENT TO A MASTERS DEGREE

Present Employer SELF

Job Title PRESIDENT **Duties** ADMINISTRATION

Business & Civic Experience PRESENTED "KEY TO THE CITY" BY THE CITY OF CORAL GABLES, FLA. & FLA CITY, FLORIDA FOR WORK IN COMMUNITY. HONORABLY RETIRED FROM ONE OF THE MOST HIGHLY TRAINED POLICE AGENCY IN THE COUNTRY. FOUNDER "POLICE CIVIC ACTION ASSOC." CURRENTLY COLLEGE INSTRUCTOR ON LAW ENFORCEMENT ADMINISTRATION AND POLICE ORGANIZATION AND ADMINISTRATION.

Interests/Skills/Areas of Expertise ANY AREA IN THE CRIMINAL JUSTICE SYSTEM

Comments I THINK MY 30 YEARS EXPERIENCE ASSOCIATED WITH LAW ENFORCEMENT IS VERY VALUABLE FOR THIS BOARD

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

2 MAY 1989 William L. Kennedy

Date Signature of Applicant

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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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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
1989

No. 0619

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Civil Service Board

Name Regan A. Miller **Sex/Race** M/B **District No.**

Home Address 2109 East 8th Street, Charlotte 28204 **Phone No.** 333-1700

Business Address EEOC 5500 Central Avenue, 28212 **Phone No.** 567-7169

Education J.D. UNC-Chapel Hill

Present Employer EEOC

Job Title Supervisory Trial Attorney **Duties** Supervise litigation of employment discrimination cases.

Business & Civic Experience Member of Civil Service Board - 1986-89

Former President of Drug Education Center Brd. of Directors

Former VP Legal Services Brd of Directors, Administrative Judge

EEOC, Associate - James, McElroy & Diehl, P.A.

Interests/Skills/Areas of Expertise

Comments

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

6/19/89 [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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857.

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JUN 20 1989
OFFICE OF CITY CLERK

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

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City Clerk
1989

No. 0596

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: CIVIL SERVICE BOARD

Name MARVIN B. SMITH **Sex/Race** M - W **District No.** 2

Home Address 650 REEVES COURT 28208 **Phone No.** 3993198

Business Address RETIRED **Phone No.**

Education ELEVEN YRS HIGH SCHOOL

Present Employer RETIRED

Job Title **Duties**

Business & Civic Experience 40 YRS LANCE INC — CIVIL SERVICE BOARD
MEMAC (AMBULANCE) AIRPOAT BOARD
WESTSIDE ORGANATION, WILKENSON BLVD BOARD

Interests/Skills/Areas of Expertise EMERGENCY SERVICE (COUNTY & CITY)
POLICE & FIRE DEPT.

Comments I would like to serve on the Civil Service Board again

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

April 15, 1989 Marvin B. Smith

Date Signature of Applicant

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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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

RECEIVED
APR 18 1989
OFFICE OF CITY CLERK

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1988

No. 0592

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: CIVIL SERVICE

Name Rudolph Torrence, Sr. **Sex/Race** M/B **District No.** 4

Home Address 5913 Barrington Drive **Phone No.** 537-1163

Business Address 100 Beatties Ford Road **Phone No.** 378-1003

Education Three (3) years of College/Johnson C. Smith University; Associate Degree in Criminal Justice - Central Piedmont Community College West Virginia State

Present Employer JOHNSON C. SMITH UNIVERSITY

Job Title Chief/Director of Campus Police **Duties** Director of Security

Business & Civic Experience Retired Charlotte Police Sergeant; Licensed N. C. Private Investigator and Patrol Business; Served on the Satellite Jail Committee. Presently serving on the Mecklenburg Jail Space Needs Committee

Interests/Skills/Areas of Expertise Community Involvement-- Very Good Management Skills and Leadership Abilities

Comments If selected, I would consider it an honor to serve on this Board.

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

April 19, 1989 Rudolph Torrence Sr.

Date Signature of Applicant

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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

RECEIVED
APR 20 1989

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

OFFICE OF CITY CLERK

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1988

#23

3 Appointed by Mayor
5 Appointed by City Council

HISTORIC DISTRICT COMMISSION - CHARLOTTE

(8 Members)

Membership - One member shall represent the Charlotte-Mecklenburg Planning Commission and shall be recommended for appointment by that Commission. Each of the historic districts - Fourth Ward and Dilworth - shall be represented by one residential property owner (Council appointments). The membership will be expanded by one (a property owner) for each newly designated district. The Board of Directors of the neighborhood association of each district shall recommend nominations for their position in compliance with the association's by-laws, but such recommendations shall not be binding on the City Council.

In addition, the Dilworth Historic District, because of its make-up, shall be represented by the operator of a business in that district (a mayoral appointment). Business operators in Dilworth may submit no more than three names for consideration, but these recommendations shall not be binding on the Mayor

If either of the district representatives ceases to be in the respective historic district, that appointee shall not be permitted to continue in his position if more than fifty (50) percent of his term has not been served.

A majority of the membership shall have demonstrated special interest, experience, or education in history or architecture; and all must reside within the corporate limits of the City of Charlotte - both criteria required by State statute. Terms are for three years and no member may serve on the Commission for more than two full consecutive terms.

Responsibilities - To ensure the preservation of any areas, structures, site and objects that are significant elements of the cultural, social, economic, political, or architectural history of Charlotte; to safeguard the heritage of the City through the preservation and conservation of historical areas for the the education, pleasure, and enhancement of the residents of the City.

MEMBER & QUALIFICATION	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)John Knight W/M (Resident-Owner, 4th Ward)	2		6/13/83	6/13/86	3 yrs.	6/30/8[illegible]
(M)Douglas Burns W/M (Planning Commission)			12/ /87		Unexp.	6/30/8[illegible]
(C)Mary Anne Hammond W/F	4	Interior Designer	7/11/83	6/09/86	3 yrs	6/30/8[illegible]
(C)George C. Warren W/M (Resident-Owner, Dilworth)	6	College Hist Ins.	10/10/83	6/09/86	3 yrs	6/30/8[illegible]
*(M)Kirkwood Otey W/M (Business-Owner, Dilworth)	6		3/29/84	8/15/86	3 yrs.	6/30/8[illegible]
(C)Melody Burgess W/F	6	Property Manager	6/22/87		3 yrs	6/ 0/90
(C)Mollie C Davis W/F	3	Coll ge Hist Prof.	6/27/88		3 yrs	6 n/1
[illegible]	[illegible]	[illegible]	1/11/89		[illegible]	[illegible]

[illegible]

Mrs. Patricia Williams
509 East Kingston Avenue
Charlotte, N.C. 28203
June 8, 1989

Ms. Pat Sharkey
City Clerk
Charlotte-Mecklenburg Government Center
600 East Fourth Street
Charlotte, N.C. 28282-2853

Dear Ms. Sharkey:

Please accept my resignation as an appointed member of the Historic District Commission.

I'm sure I would have enjoyed being a part of the Commission, however, serving on this Commission would be in conflict of interest with my employment at the Observer.

Sincerely,

Patricia Alford Williams

Mrs. Patricia Williams

No. 0336

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Historic District Commission

Name Brian Jay Barmes **Sex/Race** M/W **District No.** 6

Home Address 509 McDonald Ave. Charlotte, NC 28203 **Phone No.** 333-8757

Business Address 5700 Westpark Dr. **Phone No.** 527-9650

Education Bachelor of Science in History (Appalachian St.)

Present Employer Marriott (Executive Park)

Job Title Pool Attendant **Duties** maintenance and supervision of pool and health club area of hotel

Business & Civic Experience

Interests/Skills/Areas of Expertise Interests include military history, the elderly, United States domestic policy, sports, travel, music
Area of Expertise - pool maintenance

Comments

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

5/23/88 Brian J. Barmes
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
MAY 27 1988
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. 0517

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink.

Committee, Commission, Board or Authority: Historic District Commission

Name Roger A. Dahnert **Sex/Race** M **District No.** 6

Home Address 2108 Charlotte Drive, Charlotte, N.C. 28203 **Phone No.** 333-7657

Business Address 8001 Arrowridge Blvd., Charlotte, N.C. 28217 **Phone No.** 523-2230

Education Bachelor of Architecture

Registered Architect

Present Employer The Freeman-White Associates, Inc.

Job Title Project Manager **Duties** Project Production Management (Design through Construction Completion)

Business & Civic Experience Chairman - Dilworth Jubilee - 1987

Chairman - Dilworth Natural Light Criterium - 1988 & 1989

American Institute of Architects, IDP Committee Chairman

Charlotte Chamber of Commerce, Associate Member

Covenant Presbyterian Church Property Committee, Vice Chairman

Interests/Skills/Areas of Expertise Interested in helping to preserve and improve Historic Fabric of Charlotte as context from which it has and will continue to grow. Skills in Architectural Deisgn, Types of Materials, Use of Material and Types of Construction.

As an Architect, I have renovation and restoration experience within Historic Districts and with Historic Properties.

Comments I have lived in Charlotte for 12 years and in Dilworth for 11 years. I would be honored to use my knowledge and experience to serve the Historic Districts and Charlotte.

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

2/2/89 *[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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

RECEIVED
FEB 7 1989
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
1988

No. 0590

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: HISTORIC DISTRICT COMMISSION

Name KIRK DONALD WILLIAMS **Sex/Race** M/AFRICAN AMERICAN **District No.** _____

Home Address 509 E KINGSTON AVE, CHARLOTTE N.C. **Phone No.** 332-6828

Business Address 225 HAWTHORNE LANE, SUITE 405; CHARLOTTE 28204 **Phone No.** 377-7088

Education COLLEGE, MEDICAL SCHOOL, INTERNSHIP - HOWARD UNIVERSITY
RESIDENCY - GEORETOWN UNIVERSITY HOSPITAL

Present Employer SELF EMPLOYED

Job Title PHYSICIAN **Duties** _____
EAR, NOSE & THROAT SPECIALIST

Business & Civic Experience NONE → CIVIC EXPERIENCE
MANAGING & DEVELOPING MY OWN SOLO PRACTICE → BUSINESS EXPERIENCE

Interests/Skills/Areas of Expertise A WILLINGNESS TO SERVE AND
STRONG INTERPERSONAL COMMUNICATIVE SKILLS

Comments I look forward to participating in the historic preservation of our neighborhoods as we grow as a city.

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

May 1, 1989 - Kirk D. Williams

Date Signature of Applicant

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City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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MAY 3 1989
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
1988

#24

3 Appointed by City:
Mayor (1); Council (2)

MINT MUSEUM BOARD OF TRUSTEES
(43 Members)

Membership - Terms are for three years. Original City appointments were made on a staggered term basis. By-laws provide that no member is to serve more than two consecutive three-year terms unless he has ceased to be a trustee for at least one year. Vacancies in the three City positions are to be filled only by the Mayor and City Council.

MEMBER	DIST.	CATEGORY	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIR.
(C)Pam Patterson W/F	1	Realtor Sales Assoc.	6/23/86		3 yrs.	7/31/89
(C)Mrs. James Richardson B/F	2		7/27/87		3 yrs.	7/31/90
(M)Carol B. Ray W/F	7		3/07/89		3 yrs.	7/31/92

Revised 4/14/89

3 Appointed by City:
Mayor (1); Council (2)
3 Appointed by County Commission
3 Appointed by United Way

SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE

(9 Members)

Membership - Terms are for two years. Of the City appointees, one is to be physically handicapped; of the County appointees, one is to be economically disadvantaged; of the United Community Services appointees, one is to be elderly.

Responsibility - Development of Phases II and III of the Specialized Transportation program, the basic concept being the early involvement of users of the program in the discussions for its development.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
City						
*(C)Rick Dancy W/M		Dir. - Nevins Center	2/11/85	9/09/85 9/14/87	2 yrs.	9/30/89
**(C)Marillyn Maxson W/F	6		9/28/87		2 yrs.	9/30/89
(M)Boyd Huneycutt, Jr.			1/29/88		2 yrs.	9/30/89
County						
Sandra DuPuy						10/31/87
Sheryl Meacham						6/30/89
John Wall						10/31/87
United Way						
Brad Reynolds						9/30/87
Robert Misfeldt						9/30/87
John Allen						9/30/87

Revised 8/02/88

*Chairman
**Physically handicapped

No. 0487

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Specialized Transportation Advisory Committee

Name Russ M. Dibbins **Sex/Race** M/White **District No.** _____

Home Address 4213 Vinetta Ct, Charlotte, NC 28215 **Phone No.** 537-4241

Business Address 1012 S. Kings Dr, Suite G-2, Charlotte, NC 28283 **Phone No.** 375-3977

Education BA in Business/Economics

Present Employer Programs For Accessible Living

Job Title Independent Living Counselor/Advocate **Duties** Advocate for the rights of the disabled

Business & Civic Experience My work requires being in-tune with the disabled community and being disabled myself, I am very interested and concerned about issues relating to the disabled. I am also a board member of the N.C Alliance for Disabled and Concerned Citizens.

Interests/Skills/Areas of Expertise Disability issues

Comments I would like to see transportation service for the disabled of Charlotte improved and I will work hard to reach that goal.

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

12/20/88 Russ M Dibbins

Date Signature of Applicant

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

City Clerk's Office
Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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DEC 22 1988
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
1988

City of Charlotte
Application for Appointment

No. 0337

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE SEE REVERSE SIDE

Name Craig D. Germain **Sex/Race** M/W **District No.** _____

Home Address 4354 Woodglen, Charlotte 28226 **Phone No.** 541-7271

Business Address 4601 Charlotte Park Dr., Charlotte 28217 **Phone No.** 525-8006

Education BBA (Univ. of Texas at Austin), MBA (North Texas State Univ. at Denton) and Graduate Work (Harvard University at Boston).

Present Employer Lormic Development Corporation

Job Title Vice President **Duties** Land Acquisition Development, Marketing, Land Planning and Finance.

Business & Civic Experience Chamber of Commerce (Director, Chairman of Membership and Business Development Committees), Founder and Chairman of Arts Board, Chairman Las Colinas Architectural Control Committee, Full Gospel Businessman, Rotary, Realtor, Bank Director.

Interests/Skills/Areas of Expertise Past Experience included responsibility over 500 people, Administration Budgets of $10,000,000.00, Construction Budgets of $100,000,000+, Writing Policy and Procedures Manual, Written News Articles for Charlotte Realestate Magazine, Negotiating Deals, Nat'l Real-estate exposure.

Comments I want to be part of the solution, not part of the problem

---

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

6-1-88 Craig D. Germain

Date Signature of Applicant

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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

OFFICE OF CITY CLERK

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

No. 0612

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE

Name Jane E. Roper **Sex/Race** F/C **District No.** _____

Home Address 200 Laurel Avenue, Apt. 1-D **Phone No.** 338-9105

Business Address 1809 H Cross Beam Drive **Phone No.** 357-6600

Education BA in Economics from UNC-CH 1988

Present Employer Chartwell Limited Partnership

Job Title Marketing Representative **Duties** Developing prospecting plans, marketing office/warehouse space and land parcels

Business & Civic Experience Junior League of Charlotte Provisional; Planning Department, Town of Chapel Hill: specialized in Transportation/Transit and small area planning for Chapel Hill, southern Durham, Hillsbourough

Interests/Skills/Areas of Expertise Making my community the best possible place to live and work; Community Service; Writing and Public Speaking; Analytical problem solving

Comments I am a native of Charlotte who is interested in becoming a more intergral part of the community through volunteer service in areas that interest me.

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

June 0, 1989 Jane E Roper

Date Signature of Applicant

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Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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JUN 1989
OFFICE OF CITY CLERK

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City Clerk
1989

#26

3 Appointed by City:
Mayor (1); Council (2)
3 Appointed by County
Commission
2 Appointed by Chairman,
Board of Education
2 Appointed by Chairman,
Chamber of Commerce
2 Members of Youth
Involvemnt Council

YOUTH INVOLVEMENT COUNCIL ADVISORY BOARD

(12 Members)

Membership - Appointments are made for two-year terms.

Purpose - To provide counsel, support and assistance to the Charlotte-Mecklenburg Youth Involvement Council, as requested, in achieving that organization's goals and objectives.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIR.
City						
(M)Ella Hand B/F		Legal Assistant	8/15/84	9/04/86	2 yrs.	8/15/88
(C)Thomas H. Hunter, III W/M	6	Real Estate App.	8/13/84	7/14/86	2 yrs.	8/15/88
(C)Marjorie R. Belton B/F	2	Ret. Guid. Couns.	8/13/84	7/14/86	2 yrs.	8/15/88
Chamber of Commerce						
Aubrey Martin B/M		NCNB Int. Banking Office				
Omega Rushing Autrey B/F		Dept. of Human Resources				
Others						
Bob Thompson W/M		BB&T				
Dolly Tate W/F						
Johnny Harris W/M		Bissell Co.				
Joan Maultsby W/F						

Revised 8/02/88

No. 0623

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: YOUTH INVOLVEMENT COUNCIL ADVISORY BOARD

Name FRANK BAYARD AYCOCK, III, Attorney **Sex/Race** M/W **District No.** 6

Home Address 1009-A Mount Vernon Ave. 28203 **Phone No.** 375-7363

Business Address 905 Cameron Brown Building 28204 **Phone No.** ~~375-7363~~ 375-3311

Education Juris Doctorate, University of NC at Chapel Hill, NC

Present Employer Self employed in solo practice of law

Job Title attorney **Duties**

Business & Civic Experience Twenty-four years law practice. Member of Covenant Presbyterian Church (Social Issues and Action Committee; Chairman of Men's Club 1989-90). YMCA Fund raising committee 1988.

Interests/Skills/Areas of Expertise Certified English teacher in public schools of North Carolina and Virginia, 1962. Active runner. Constitutional rights. Municipal government (have performed legal services for City of Charlotte since 1970). Police Department activities. Environmental concerns.

Comments

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

Oct 20/89 Frank B. Aycock III

Date Signature of Applicant

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City Clerk's Office
Charlotte Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1989

No. 0443

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Youth Involvement Council Advisory Board

Name Helen Diane McAuley **Sex/Race** F/Black **District No.** _____

Home Address 6600-F Yateswood Drive **Phone No.** 537-2201

Business Address 501 Billingsley Road 28211 **Phone No.** 375-3575

Education Bachelor of Social Work - UNC-G - 1981

Masters of Social Work - UNC-CH - 1985

Present Employer Mecklenburg Mental Health Center

Job Title Clinical Social Worker **Duties** individual family therapy

member of inter-disciplinary team meetings, consultation to patients, families, staff, organizations

Business & Civic Experience

Interests/Skills/Areas of Expertise I am very interested in youths and seeing that programs

are provided to facilitate youths reaching their fullest potential.

Comments

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

10/7/88 Helen D McAuley

Date Signature of Applicant

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Charlotte-Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte, NC 28202-2857

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PLEASE DO NOT SUBMIT RESUMES

City Clerk
1988

No. 0825

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: YOUTH INVOLVEMENT COUNCIL & ISOPY BOARD

Name F Marion McGinnis **Sex/Race** F/W **District No.** _____

Home Address 3501 Back Creek Church Rd Clt 28213 **Phone No.** 596 8569

Business Address One Julian Price Plz Clt 28208 **Phone No.** 374 3830

Education Grad Rockingham H S 1968, Phi Beta Kappa
Graduate UNC, Chapel Hill, 1974

Present Employer WBTV

Job Title WBTV Program Manager **Duties** Purchase syndicated programs; coordinate local programs & projects

Business & Civic Experience Television Producer, projects with Red Cross Habitat for Humanity, Vietnam-Veterans Memorial, Metrolina AIDS Project

Interests/Skills/Areas of Expertise PR / Communications / Media

Comments _____

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

6/20/89 F Marion McGinnis
Date Signature of Applicant

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

City Clerk's Office
Charlotte Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte NC 28202 2857

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

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1989

No. 0624

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: YOUTH INVOLVEMENT COUNCIL ADVISORY BOARD

Name Kevin L Patterson **Sex/Race** Male/African-American **District No.** _____

Home Address 3720-3 Selwyn Farms Ln **Phone No.** 529-0238

Business Address 4601 Park Rd **Phone No.** 554-5247

Education BA in mathematics Lincoln University

Present Employer IBM

Job Title Systems Engineering Manager **Duties** Manage 14 employees related to the selling & installation of computers

Business & Civic Experience 12 years with IBM management & technical / President or other office with various boards, ie Focus On Leadership, Afro-American Cultural Center, YMCA, United Way and others

Interests/Skills/Areas of Expertise Youth, Leadership, Speaking, planning, cultural activities

Comments _____

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

Date 6-20-89 Signature of Applicant

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City Clerk's Office
Charlotte Mecklenburg Goverment Center (CMGC)
600 East Fourth Street
Charlotte NC 28202 2857

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

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1989

#27

5 Recommended by City Council
for approval by the County
13 Apptd. by County Commission

WASTE MANAGEMENT ADVISORY COMMITTEE
(18 Members)

Membership - The City Council is to recommend five (5) members for approval by the County Commission. Represented are to be the following groups: (1) Medical-Scientific; (2) Legal; (3) Planning Organization; (4) Chamber of Commerce; (5) Charlotte Clean City Committee. Terms are for three years and appointees must be residents of Mecklenburg County.

Responsibilities - Evaluate all decisions to construct additional waste-to-energy facilities in the future and consult and advise the City and County governing bodies on the merits and cost efficiencies of such decisions prior to the time they are made.

MEMBER & QUALIFICATION	DIST.	BUSINESS/PROFESSION	ORIG. APPTMT.	RE-APPTMT. TERM.	EXPIR.
City					
Robert Smith /M (Medical-Scientific)	3	Law Engineering	2/20/89	3 yrs.	2/20/92
Thurston Frazier /M (Legal)		Public Defender's Off.	2/20/89	3 yrs.	2/20/92
Robert L. Davis B/M (Planning Organization)	1	Prin., Spaugh Mid. Sch.	2/20/89	3 yrs.	2/20/92
Timothy Mann /M (Chamber of Commerce)	0	IBM	2/20/89	3 yrs.	2/20/92
Robert McGrath W/M (Clean City Committee	5	Southern Real Estate	2/20/89	3 yrs.	2/20/92
County					
Jacqueline Clark B/F		Engineer	11/16/87		9/30/89
Walter Dillard B/M		Senior Examiner	11/16/87		9/30/89
William Jones W/M		Assistant V.P Govt./Indus. Affairs	9/21/87		9/30/90
Linda Kissinger W/F (MH/Matthews/P'Ville)		Env. Engineer	11/16/87		9/30/89
Michael Lascara W/M (Duke Power Co.)		Env. Engineer	10/17/88		9/30/91
William Lynch, Jr. W/M		Asst. Prof. Econ.	12/15/86		9/30/91
David Martin W/M (Financial/Accounting - Htsville/Davidsn/Cornel.)		Free Lance Writer	10/17/88		9/30/91
Bea Quirk W/F (Civic /Community Org.)		Env. Affairs Dir.	6/15/87		9/30/89
Michael Smith W/M (Env. Prot. Commission)		Consult. Engineer	11/16/87		9/30/91
*Charles Willis W/M (Engineering - Technical)		Biology Professor	11/16/87		9/30/91
Ann Yochem W/F (Academic)		Consultant	4/15/85		9/30/90
Conrad Pracht W/M (Sierra Club)		Manufacturer's Council	12/19/88	Unexp.	9/30/89
Brian Schick W/M					

*Chairman

Mecklenburg County, North Carolina

WASTE MANAGEMENT ADVISORY BOARD

(704) 336-2713

May 24, 1989

The Honorable Carla E. DuPuy, Chairman
Mecklenburg County Board of Commissioners
600 East Fourth Street
Charlotte, North Carolina 28231

Subject: Board Member Resignation
Waste Management Advisory Board

Dear Chairman DuPuy

I recently received the attached letter from Mr. Timothy M. Mann advising of his change in assignment at IBM and the subsequent necessity for his resignation from the Waste Management Advisory Board. Mr. Mann was nominated by the City of Charlotte to the Board and I believe was appointed by the Board of Commissioners on February 20.

Although Mr. Mann's term was relatively brief, he was certainly a positive contributor, displaying a sound technical understanding of waste management issues and the responsibilities faced by the County in the management and disposal of solid residuals.

If I might help in finding a replacement for Mr. Mann, please let me know.

Yours very truly,

Charles A. Willis, P.E.
Chairman

Attachment

cc w/attachments
Mr. Joseph E. Bradshaw, Jr.
Mr. E. Kenneth Hoffman, P E.

International Business Machines Corporation

1001 W T Harris Blvd
Charlotte N C 28257
704 / 594 1000

May 4, 1989

Mr. Charles A. Willis
Chairman
Waste Management Advisory Board
2421 Knollwood Road
Charlotte, NC 28211

Subject: Waste Management Advisory Board

Dear Mr. Willis:

Due to a change in my job assignment at IBM, I will be moving away from Charlotte for the next one to two years, and I will have to resign from the Mecklenburg County Waste Management Advisory Board.

I was very much looking forward to becoming more active in the board in the coming year, however I am sure that you and the other board members will continue to update and refine the Mecklenburg County Waste Management Plan to meet the needs of our community. If I can be of any help in finding or recommending a replacement for my position on the board, please contact me at my current address or call me at 595-8452.

Sincerely yours,

Timothy M. Mann

TMM:TMM

89124CLT0041

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Solid Waste Management

Name Gregory L. Simmons **Sex/Race** M/W **District No.** 6

Home Address 8037 Wellston Drive, 28210 **Phone No.** 552-6725

Business Address PO Box 35430, 28235 **Phone No.** 332-2647

Education BS Metallurgical Engineering, University of Alabama, 1971

Various industry conferences and seminars on foundry related issues and environmental affairs.

Present Employer Charlotte Pipe & Foundry

Job Title Metallurgical Engineer **Duties** Foundry related manufacturing improvement, wastewater treatment, air quality control, solid waste disposal

Business & Civic Experience Metallurgy, Productivity improvement, Air Quality Control, Solid Waste Disposal, Wastewater treatment

Interests/Skills/Areas of Expertise Environmental Affairs, Productivity improvements, computer programming

Comments

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

1/17/89 — Date

G L Simmons — Signature of Applicant

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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

City Clerk
1983