AGENDA

Meeting Type:	W
Date:	08-06-1990
SUBJECT	

City of Charlotte, City Clerk's Office

8/6/90 Workshop 5:30

Mayor		DWW	✓
Campbell	✓	PAM SYFERT	✓
Clodfelter	✓	JULIE BURCH	✓
Hammond	✓	BOYD CAUDLE	✓
McCorg	✓	TOM FLYNN	✓
Mangum	✓	RICHARD MARTIN	✓
Martin	✓	ANN MARSH	✓
Matthews	✓	DARLENE SHRUM	✓
Patterson	✓ 6:15	VI ALEXANDER	✓
Scarborough	✓ 5.40	CURT	✓
Vinroot	✓	GREG HART	✓
Wheeler	✓	MARTIN CRAMTON	✓
		HENRY WODERHILL	✓
		A C SHULL - C. D.	✓
ANN PRESIDING		STEGER	✓
		KILLMAN	✓
O WENDELL WHITE		C D. READLING	✓
HAMMOND			
WHITE		TRENTON PROPERTIES	
VINROOT -			
A.C. SHULL			
VINROOT			

MATHEWS

SHULL

MR. MAZZINOTTI OF TRENTON PROPERTIES (MR. BALSARAC FROM CSI)

MATHEWS

MAZZINNOTTI

MATHEWS

MAZZINNOTTI

MATHEWS

MAZZINNOTTI - YOU HAVE COST IN YOUR MATERIAL

HAMMOND

MCCRORY

SHULL

MCCRORY

SHULL

MCCRORY

SYFERT

MATHEWS

SYFERT 1 1/2 MIL - YEAR-TIGHT

MATHEWS

MCCRORY

SYFERT

A C SHULL

MAZZINNOTTI

MCCRORY

MAZZINNOTTI — LATE '91 OR '92

SYFERT

MAZZINNOTTI

MCCRORY - OBLIGATED TO DO PHASE II AFTER PHASE I

SYFERT - NOT LEGALLY

MC CRORY

VINROOT

MCCRORY

V. ALEXANDER

MAZZINNOTTI

MC CRORY

HAMMOND

VINROOT

MCCRORY

VINROOT

SHULL

VINROOT

SHULL

VINROOT

CLODFELTER

MAZZINNOTTI — 3 BASIC PROBLEMS - ① PRESENCE OF BARRELS ② PRESENCE OF PCB'S, ③ ASBESTOS

CLODFELTER

MAZZINNOTTI

VINROOT - PUT BURDEN ON DEVELOPER

MANGUM-

MAZZINNOTTI

MANGUM

MAZZINNOTTI

MANGUM

MAZZINNOTTI

CAMPBELL

MARTIN

CLODFELTER

MAZZINNOTTI

CLODFELTER

MANGUM

CLODFELTER - LENDER IS NOT LIABLE

MARTIN

MAZZINNOTTI

MARTIN

MAZZINNOTTI

MARTIN

MAZZINNOTTI

SCARBOROUGH

MAZZINNOTTI

SCARBOROUGH

MAZZINNOTTI

SCARBOROUGH

MAZZINNOTTI

SCARBOROUGH

HAMMOND

MARTIN

HAMMOND

CLODFELTER

JIM MAZZINNOTTI

PATTERSON

HAMMOND/PATTERSON APPROVAL BASED ON CONTINGENT UPON ~~THE~~ ESTABLISHING DUKE POWER'S RESPONSIBILITY FOR TRANSFERREES

WHEELER

MATHEWS

MANGUM

VINROOT

CLODFELTER

McCRORY

VOTE- UNANIMOUS

RETREAT DATE ...
MATHEWS / MANGUM UNAN IN TOWN 11/16 + 17

PATTERSON - PLAQUE - ALL AMERICAN CITY
PRESIDENT TALK

RECESS - 6:32
RECONVENE 6:45

NFL STADIUM

WHITE - PARKING, TRAFFIC MOVEMENT,
STRUCTURE OF AGREEMENT
MCCRORY / MATTHEWS UNAN. SEPARATE PARKING
+ TRAFFIC CONTROL
+ MCCRORY + SCARBOROUGH EXCUSED FROM
PARKING

WHITE
PATTERSON
LOY MCKEITHAN ATTORNEY - DUKE CONTRIBUTE LAND
+ $2,000,000, RS - $1,000,000
CITY WOULD HAVE 1500 SPACES
DUKE, 1100 SPACES, CITY $12,000,000
Rutherford
MARTIN
MCKEITHAN
PATTERSON

MC KEITHAN

~~M~~ Richard DICK MARTIN, FINANCE DIRECTOR

CLOSE CLIER

D. MARTIN

MANGUM - WALKING DISTANCE TO CONV. CTR. ?

MC KEITHAN

PATTERSON - BACK OF DUKE POWER

DICK THIGPEN - PASSED OUT SUMMARY

RICHARDSON SPORTS ATTORNEY ON PARKING DECK

RS AGREED TO BUY BACK PRINCE-HOLBROOK 1,650,000

PROPERTY -

CAMPBELL

PATTERSON

VINROOT/CAMPBELL ① APPROVE 3-17 OF SUMMARY 1ST

MANGUM ② APPROVE 1-7 OF USE SUMMARY

MATTHEWS ③ RESERVE 2

UNDERHILL ④ DEFER 1 OF LEASE SUMMARY

PATTERSON

MATTHEWS

VINROOT

MATTHEWS - OPERATING COSTS

WHITE

MATTHEWS

MC KEITHAN

CLODFELTER

THIGPEN

MARTIN

THIGPEN

CLODFELTER

THIGPEN

PATTERSON

THIGPEN

PATTERSON

MATTHEWS - REVENUES FROM DECK + OPERATING COST

PATTERSON - 1300 SPACES - $3.00 DAY, 200 DAYS PER YEAR = $280,000 PER YEAR

MATTHEWS

UNDERHILL

THIGPEN

PATTERSON

WHITE

McKEITHAN

PATTERSON

HAMMOND - $35,000 CASH + REVENUE BONDS

WHITE - YES

HAMMOND

PATTERSON

HAMMOND

WHITE

ASHMAN

HAMMOND - BARTON - ~~[illegible]~~ MUST BE ACCURATE

WHITE

HAMMOND

~~[illegible]~~ WHITE

MARTIN

THIGPEN

WHITE

PATTERSON

~~[illegible]~~ HAMMOND

MARTIN 7:30

MCKEITHAN

UNDERHILL

MARTIN

VINROOT

CLODFELTER

THIGPEN

CLODFELTER

THIGPEN

CLODFELTER

MANGUM

LEASE — USE AGREEMENT

VOTE - 3-17 ∀ 1-7 UNAN

PARKING - DEFER PARKING & AUTHORIZE NEGOTIATORS TO DEVELOP RECOMMENDATION FOR LATER CONSIDERATION

VINROOT/MARTIN UNAN — McCLORY & SEAR EXCUSED

#3 - "POLICE" OR "TRAFFIC CONTROL"

THIGPEN

CAMPBELL - INSTEAD OF 25% LIMIT - SHARE CUDC SHARE OF PARKING

THIGPEN

MARK RICHARDSON

THIGPEN

M. RICHARDSON

THIGPEN

PATTERSON

M. RICHARDSON

PATTERSON

M. RICHARDSON

McKEITHAN

MIKE SCHNEIDERMAN

McCRORY

MIKE SCHNEIDERMAN - CUDC (Uptown Development Corp)

PATTERSON

McKEITHAN

MATTHEWS

MATTHEWS / MARTIN — MOTION TO ESTABLISH A POLICY THAT WE WILL NOT PARTICIPATE IN THE OPERATION OF THE STADIUM BY PROVIDING AN OPERATING SUBSIDY

PATTERSON / MATTHEWS

VINROOT

MATTHEWS

CLODFELTER

MATTHEWS

MARTIN

MANGUM

CLODFELTER — DO WE HAVE AUTHORITY TO IMPOSE A FEE OR ASSESSMENT CHARGE ON DOWNTOWN PARKING ON GAME DAYS

UNDERHILL

Supplemental — CHUCK DUNCAN, (SIGNAGE + POLICE) MAYOR SAID TRAFFIC CONTROL TO GET PEOPLE OUT IN AN HOUR WOULD BE TAKEN CARE OF.

MANGUM

DUNCAN

PATTERSON — SUBSTITUTE MOTION

CLODFELTER/MANGUM — REMOVE TRAFFIC CONTROL TONIGHT

MC CRORY

HAVE STAFF WORK ON SOME OTHER OPTIONS

YES ALL OTHERS — VINROOT - NO

WHITE

CAMPBELL — FUND TRAFFIC CONTROL WITH OTHER THAN TAXPAYERS MONEY

CLODFELTER — PROPOSAL WAS TO SPLIT IT CITY DOING GAME DAYS + RS DOING OTHER EVENTS

VINROOT — WANTS TO MAKE A DECISION TONIGHT

CAMPBELL

CLODFELTER

MATTHEWS

CLODFELTER

MATTHEWS

WHITE

SET PUBLIC HEARINGS

SCARBOROUGH/CLODFELTER - Unan

CONV. CTR. FINANCING -

R. MARTIN

CAUBLE 8:15 - CAMPBELL LEFT

MARTIN - WHY DID THEY DECLINE

R. MARTIN

MATHEWS

R. MARTIN - CONSTITUTIONAL ISSUE NOT BEING RAISED

MATHEWS

R. MARTIN

MATHEWS

R. MARTIN

MC CRORY - WOULD CHALLENGE DETAIN PROJECT

UNDERHILL YES

MARTIN

UNDERHILL

HAMMOND

MATHEWS

UNDERHILL

MARTIN

R. MARTIN

PATTERSON

VINROOT/MCCRORY - APP RESOLUTION TO AMEND THE 5-YEAR CAPITAL PROGRAM UNAN

WHITE

R MARTIN

WHITE

VINROOT/WHEELER - MOTION AS RECOMMENDED ON FINANCING

McCRORY

HAMMOND - MOST USE OF FOOD TAX, ETC.

R. MARTIN -

HAMMOND

CLODFELTER

R. MARTIN

CLODFELTER

R. MARTIN

CLODFELTER

PATTERSON

R MARTIN

McCRORY NO SECOND SUBSTITUTE MOTION TO GO WITH GO BONDS

ORIG MOTION - VOTE - UNAN

CONV CTR - BUDGET ORD +

CONTRACTS

C. D. READING, CITY ENGINEER

NEGOTIATIONS COMPLETE WITH ARCHITECT,

CM - HAVE PEOPLE WE WANT

WILL APPOINT DES. REV. COMM.

OUTLINED DUTIES OF ENGINEERING,

CONVENTION CENTER AUTHORITY, CITY MGR, DESIGN REVIEW COMMITTEE, ARCHITECT, CONSTRUCTION MANAGER, & CONTRACTORS. PARTS OF BUILDING WILL BE IN PROGRESS WHILE OTHERS ARE BEING DESIGNED.

MCCRORY

READLING - APP. 50 CONTRACTS, 350 BIDS TO BE ~~PROCESSED~~ ANALYZED.

MCCRORY -

WHITE

R MARTIN

WHEELER - SOURCE OF FUNDING?

READLING - MUNICIPAL DEBT SERVICE FUND FUND BALANCE - $2,000,

CLODFELTER/MATTHEWS - MOTION TO APPROVE ①, ② + ③ (2 CONTRACTS + BUDGET ORDINANCE)

UNAN

HISTORIC DISTRICT APPOINTMENTS

CLODFELTER/WHEELER - GEORGE WARREN - RES - UNAN

CLODFELTER/PATTERSON NOMINATE TIM HAMILTON

VINROOT/CLODFELTER EXEC SESSION - TO DISCUSS ELECTION OF MR TRIBBLE OR MR HAMILTON

CAUBLE - LAND ACQ COMING BACK TO YOU

MCCRORY

CAUBLE

MANGUM

CAUBLE

MCCRORY

CAUBLE - 2 NOMINEES

VINROOT/MANGUM VOTE ON EXEC. SESSION - 8.45
RESUME 8.55

HAL TRIBBLE - VINROOT + WHEELER

TIM HAMILTON - MARTIN MCCRORY, MATTHEWS
CLODFELTER, PATTERSON, HAMMOND, MANGUM, SCARBOROUGH

HYDE DR TO HUGO WAY ON 8/27 AGENDA

HYDE DR. REMAIN - MOTION TO PUT ON AGENDA MCCRORY/MANGUM

MANGUM/SCARBOROUGH - MOVE RETREAT PLANNING TO NEXT WORKSHOP

VINROOT
MANGUM VINROOT/MCCRORY - UNAN - MOTION TO NAME HYDE DR

MATTHEWS - RETREAT

WHITE -

PATERSON
CLODFELTER
HAMMOND

VINROOT -

KILLMAN — OFFICER LYLES PASSED AWAY AT 4 00 — REMINGTON - SHOOTING MARIBEL

MANGUM - MOMENT OF SILENCE SEARCHED HIM OFFICER LYLES WAS TAKING TO INTAKE

MATTHEWS

KILLMAN

MC CRORY

ADJOURNMENT 9:10 P.M.

CHARLOTTE.

MAYOR AND CITY COUNCIL WORKSHOP AGENDA

AUGUST 6, 1990

MAYOR AND CITY COUNCIL
WORKSHOP AGENDA
(REVISED - August 3, 1990)

August 6, 1990

5 15 - 5 45 Decision on Trenton Properties, Inc - Loan agreement for acquisition of Johnston and Mecklenburg Mills

5·45 - 6 00 Discussion and Decision on Retreat Date

6·00 - 6 30 Dinner

Consider the following actions with regard to the proposed NFL Stadium

(1) Authorize the City Manager to execute a Lease between the City of Charlotte, Lessor, and Richardson Sports Limited Partnership, Lessee A summary of the key provisions of the Lease is attached, including a summary of the previously unresolved parking and payment of traffic control issues

(2) Authorize the City Manager to execute a Use Agreement between the City of Charlotte, Mecklenburg County and Richardson Sports Limited Partnership regarding use of the Stadium and the Training Facilities site A summary of the key provisions of the Use Agreement is also attached

Set Public Hearings - Recommend adoption of resolution setting public hearings for September 17, 1990, at 6 00 p m , in the meeting chamber, 600 East Fourth Street, on Petitions Nos 70-20 and 90-65 through 90-75 for zoning changes

6.30 - 7 45 Retreat Planning - Discussion of Criminal Justice Priority Issue (The Local Government Priority Issue will be deferred until September Workshop)

7 45 - 8 45 Convention Center Presentation

8 45 Historic District Commission Nominations

August 3, 1990

SUMMARY OF LEASE BETWEEN THE CITY OF CHARLOTTE AND RICHARDSON SPORTS LIMITED PARTNERSHIP

Outlined below are the major substantive provisions of the proposed lease between the City and Richardson Sports Limited Partnership By definition, this lease will begin at the earlier of commencement of construction of the stadium or the NFL's award of a franchise to Richardson Sports Limited Partnership (RS)

VINROOT/CAMPBELL APPROVE 3-17 DEFER #1-PARKING VINROOT/MARTIN UNAN

1 The City and Duke Power Company will construct and operate a 2,400 car parking deck located on a block bounded by Graham Street, Mint Street, Second Street and Stonewall Street (if extended) Duke Power will contribute land and moneys totaling $10 million dollars toward the cost of the facility and will own 1,100 of the parking spaces Richardson Sports will contribute $1,000,000 to the cost of construction The City will contribute $12,000,000 to the cost and will own a portion of the land and 1,300 parking spaces The entire parking deck will be available for stadium events By the terms of an agreement to be entered into with Duke Power, the City will own land and 1,300 spaces located thereon Duke Power will have the right to develop space above the deck and may purchase the City's land and parking spaces for a period of 25 years for $12,000,000 and thereafter for its appraised value The following summarizes the source of City funds to construct its portion of the Parking Facility

Amounts currently budgeted for Stadium Parking and not spent	$4 85 million
Richardson Sports to purchase land previously acquired by City for parking	1 65 million
Parking Revenue Bonds	5 50 million
TOTAL	$12.00 million

REMOVE & HAVE STAFF LOOK AT OTHER OPTIONS CLODFELTER/MANGUM (POLICE) 9-1 (VINROOT-NO)

2 The City and Richardson Sports shall fund their respective costs of developing the traffic flow plan for moving vehicular traffic in and out of the stadium area on event days The City shall be required to provide competent personnel to coordinate, implement and oversee the operation of the plan on any event day and the cost for such coordination, supervision, implementation and enforcement of the plan is the responsibility of the City in the case of NFL football events and City sponsored events All such costs for all other events at the stadium will be paid entirely by RS

3 The City is required to construct certain infrastructure Such infrastructure, by definition includes, streets, sidewalks, curbs, gutters, sewer and drainage facilities, crosswalks, utilities, traffic signs and signals to the stadium site In

addition, the City is to construct facilities suitable for appropriate access between non contiguous parcels of the stadium site and training facilities site

4 The City shall provide off-premises police protection for all events at the stadium at the City's sole cost and expense. The level of police protection to be provided is at the discretion of the City With respect to any NFL-sanctioned event, the City will provide police protection adequate to meet all reasonable NFL requirements Security within the stadium shall be the responsibility of RS and at its expense

5 The term of the lease shall extend for a 49 year period with 2 renewal periods of 25 years each If RS does not begin construction of a stadium or it has not been awarded an NFL franchise on or before December 31, 1993, the lease shall terminate

6 RS shall have the right to construct a stadium, the practice facilities and other related improvements on the property and to use the property for NFL games and other sporting events, musical concerts and other activities that reasonably may be conducted on the property in the discretion of RS In this connection, RS agrees that without the prior written consent of the City, it will not use the stadium for any event that is expected to have less than 24,000 persons in attendance and that would ordinarily and reasonably be recognized as being better suited to be conducted within the Charlotte Coliseum

7 If RS discontinues use of the property for an NFL franchise because the franchise has been either terminated, transferred to another location or determined by RS to be unprofitable then RS must either purchase the real property or terminate the lease, in which case all rights in the property and improvements shall revert to the City

8 RS shall pay an annual rental in the amount of $1 per year.

9 All improvements to the property are to be constructed at RS's sole cost and expense in accordance with plans and specifications as approved by the City

10 In contracting for construction of improvements to the real property, RS agrees to comply with the City's M/WBE Plan to the extent of soliciting bids from lists of minority and women contractors and subcontractors furnished by the City.

11 In addition to the parking spaces to be provided as indicated above, the City shall assist RS in locating additional parking spaces adjacent to or in the immediate vicinity of the stadium in order to fulfill the need of RS for 3,700 prime parking spaces

12 RS is responsible for the payment of all ad valorem taxes levied against the leasehold estate The City agrees not to impose any special taxes against the stadium and training facility unless such taxes are generally applicable to all businesses within the Municipal Service District

13 In the event of destruction or damage to the stadium, RS has the discretion to rebuild or repair the facilities If RS elects not to rebuild or repair, the lease shall terminate

14 RS has the right to assign its interest in the lease to an affiliate organization or to any other person in connection with the sale, assignment or transfer of the franchise to such person as approved by the NFL If such an assignment occurs, the assignee becomes responsible for all of the obligations of RS under the lease

15 RS, either upon a termination of the lease as described in paragraph 7 above or at any time after January 1, 2010, shall have the option to purchase the property The sales price shall be as agreed upon by the City and RS but in the event no price can be agreed upon, the price shall be the fair market value of the property, exclusive of the improvements and as if there were no lease, as determined by a jointly selected MAI appraiser In the event RS elects to purchase the property before January 1, 2010, the purchase price shall be not less than $35 million In addition, there are detailed provisions for determining the purchase price in the event the City and RS are unable to agree on the joint selection of an MAI appraiser

16 If during the term of the lease the City receives a bona fide offer from a third party to purchase the property, RS shall be given 30 days to buy the property upon terms and conditions substantially similar to those offered by the third party If RS does not accept such offer within 30 days then its right of first refusal shall terminate and the City shall be free to sell the property to the third party upon the same terms and conditions as offered to RS

17 In addition to the above, there are standard lease provisions regarding insurance, eminent domain, default, indemnity, hazardous materials and notices

SUMMARY OF USE AGREEMENT BETWEEN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY AND RICHARDSON SPORTS LIMITED PARTNERSHIP

Outlined below are the major substantive provisions of the proposed Use Agreement between the City, Mecklenburg County, and Richardson Sports Limited Partnership (RS)

1 As a condition to leasing the stadium site to RS, the City and the County have required that RS make the stadium available for public events of general interest to the community which do not compete with RS events and which do not conflict with RS's use of the stadium Accordingly, such events as a community Fourth of July celebration, a consolidated high school graduation, or any other community event open to members of the general public sponsored in whole or in part by the City or the County would potentially be eligible events

Vinroot/Martin
Approve
Unan 1-7

2. Under the Use Agreement the City and the County would submit to RS on an annual basis those events to be held which are reasonably expected to attract more people than can be accommodated in any publicly-owned facility in Mecklenburg County The City and the County would be permitted to use the stadium and related improvements only for those public events meeting such requirements as approved in writing by RS The use of the stadium for a public event would include all areas within the stadium other than executive offices, storage areas, luxury suites, club lounges and other areas subject to exclusive use by licensees or lessees of RS Usable areas would include restrooms, visiting team dressing rooms, emergency medical facilities, concession areas, press boxes, seating areas, concourses, and the like

3 In lieu of rent, the City and the County would reimburse RS for all operating expenses associated with any public event sponsored by the City or County Operating expenses are defined as those costs incurred by RS for utilities, personnel, set up, clean up, repair and maintenance directly or indirectly associated with the holding of the public event

4 The proposed practice fields and training facility on the Schwartz site would not be open for public use However, RS proposes to build a jogging trail and other park-like amenities around the training facility and such amenities will be available for use by the general public during the same hours of operation as City parks

5 The term of the Use Agreement is the same as the lease agreement, that is a 49 year period with 2 renewal periods of 25 years each

6 Concession facilities would be operated by RS during public events and RS would be entitled to any revenues resulting from such operation RS is not to sell any alcoholic beverages during a public event without prior written consent of the City or County

7. The City will operate all parking facilities owned and constructed by the City for stadium events The City would be entitled to any revenues derived from parking for public events

PARKING SUMMARY

August 6, 1990

CURRENT INVENTORY	SPACES
City - Prince/Holbrook (cost 1.650)	950
Duke	1,300
Observer	300
	2,550
Required	3,700
SHORTFALL	1,150

FUNDS AVAILABLE	CASH
City - Cash	3.5
Funds to clear, pave, landscape	1.5
Estimated bonds for 1,200 space deck	5.5
RS	1.0
Duke	2.0
	13.5
Required	15.0
SHORTFALL	1.5

POSSIBLE SOURCES TO COVER SHORTFALL	
Duke Power payment for spur track relocation (to be reimbursed if franchise is received)	1.0
RS buys Prince/Holbrook if franchise received	1.650
TOTAL	2.650

	SPACES
Deck	2,400
Duke	500
Observer	300
RS	500
TOTAL NEEDED	3,700

4173-005
RET00101 ps
08/06/90

TO OBTAIN THE 3700 SPACES

1 RS exceeds its original commitment by providing:

Cash for deck	$1,000,000
Purchase of land	$1,650,000
Cost to prepare 500 spaces	$ 500,000
Parking spaces	500

Total $3,150,000 and 500 spaces

2. Duke exceeds its original commitment by providing

Cash for deck	$2,000,000
Cash for spur relocation	$1,000,000
Parking spaces	300

Total $3,000,000 and 300 spaces

3. Knight Publishing exceeds its original commitment by providing·

Parking spaces	300

Total 300 spaces

4 City does not exceed its original commitment

Total $0.00 and -0- spaces

4173-005
ret00301 par
08/06/90

MAYOR AND CITY COUNCIL
WORKSHOP AGENDA

August 6, 1990

5:15 - 5:45	Decision on Trenton Properties, Inc. - Loan agreement for acquisition of Johnson and Mecklenburg Mills
5:45 - 6:00	Discussion and Decision on Retreat Date
6:00 - 6:15	Dinner
	Set Public Hearings - Recommend adoption of resolution setting public hearings for September 17, 1990, at 6:00 p.m., in the meeting chamber, 600 East Fourth Street, on Petitions Nos. 70-20 and 90-65 through 90-~~74~~ 75 for zoning changes.
6:15 - 7:30	Retreat Planning - Discussion of Criminal Justice Priority Issue (The Local Government Priority Issue will be deferred until September Workshop.)
7:30 - 8:30	Convention Center Presentation
8:30	Historic District Commission Nominations

TRENTON PROPERTIES LOAN

CHARLOTTE

Request for Council Action

To: City Council from the City Manager

Action requested: Recommend approval of a loan agreement with Trenton Properties, Inc. for $1,000,000 of which $830,000 is for the acquisition of the Johnston and Mecklenburg Mills for the purpose of renovating the mills for housing for persons earning 40% or less of median income, $10,000 for an environmental assessment on the mills, and $160,000 for stabilization and closing costs for the mills.

Lead department: Community Development

Brief background and explanation: The request for City Council action is the following: Background and Explanation: The City's Housing Clearance Ordinance

approval contingent upon establishing Duke Power responsibility for transformers/ground patterns

Trenton Properties Proposal

In conjunction with the City's Request for Proposals (RFP) received April 30, 1990 for low income housing, Trenton Properties, Inc. submitted a proposal for the redevelopment of the Johnson and Mecklenburg Mills in North Carolina.

However, it did not make the priority ranking of projects by the Innovative Housing Committee. At the request of a City Council member, City staff was requested to pursue funding for this proposed development outside of the Innovative Housing RFP process because it is located in a Special Objective Area (North Charlotte) and renovation of these mills would bring needed revitalization to a blighted area of the community. The housing would serve people earning 40% or less of median income, and priority would be given to people on the Housing Authority waiting list.

Current Work on Hoskins Mill Project

Trenton Properties, Inc. is currently completing the Hoskins Mill housing development of 189 units which required $8,055,000. As part of the $8,055,000 total cost, the City provided an Innovative Housing loan in the amount of $2,355,000 which was used to acquire the mill and assist in other development costs. Other financing included a HUD 312 loan, a bank loan and tax credit equity financing. The project represents an innovative approach in financing and reconstructing

July 31, 1990

August 6, 1990

Unable to proceed with development of housing.

J. W. Walton

Project Description
CMPC Letter
School System Letter
Appraisers' Letters
Contract for Purchase

a blighted property for low income housing. This project is the first project in the U. S. involving the use of federal low income housing tax credits and a HUD 312 loan. The development will serve low income families and the elderly.

Johnston/ Mecklenburg Mills

The Innovative Housing Committee met on May 30, 1990, and recommended that City Council consider further evaluation of the renovation of the two mills in North Charlotte. City Council at its June 11, 1990 meeting directed staff to pursue acquisition and conversion of the mills in North Charlotte into housing by using a portion of carry-over and newly appropriated innovative housing funds along with $1,000,000 CDBG acquisition money.

Community Development staff, Trenton Properties and the owners of the mills met on June 22, 1990, to negotiate a sales price for the mills. The owners' asking price was $850,000. Trenton Properties, Inc. had entered into a prior purchase contract with the owner to purchase the property for a sale price of $650,000. However, that purchase contract expired on April 30, 1990. The owners of the mills were unwilling to negotiate a new contract for the $650,000 price. Therefore, in accordance with Council's new policy, two appraisals were ordered and received on July 16, 1990. The appraisal by Stout-Beck Associates was $830,000. (Letters from the appraisers are attached as Exhibit 1.) On July 16, 1990, another meeting was held between Community Development staff, Trenton Properties, the owners and the owners' representative. The owners of the mills agreed to sell, and Trenton Properties agreed to buy the mills for $830,000.

On July 23, 1990, City Council was requested to enter into a loan agreement with Trenton Properties, Inc. for $1,000,000. The City Council requested information regarding the completion status of the Hoskins Mill and the environmental condition of the mill sites under consideration. Pending resolution of these items, Council deferred action to its August 6, 1990 workshop meeting. The requested information is now being prepared, however, it will not be completed until August 3, 1990. Therefore, it will be provided to Council via the Mayor/Council Memorandum on August 3.

In order to obtain the information regarding the environmental condition of the mill sites, the City entered into an agreement with Trenton Properties to advance up to $10,000 to have the environmental assessment conducted If City Council approves the $1,000,000 loan to Trenton Properties, this $10,000 will be included as part of the loan. If the loan is not approved, the City will bear the cost of the environmental assessment.

Council Action

City Council is requested to approve entering into a loan agreement with Trenton properties, Inc. for $1,000,000 of which $830,000 is for the acquisition of the Johnston and Mecklenburg Mills for the purpose of renovating the mills, $10,000 for an environmental assessment on the mills, and $160,000 for stabilization and closing costs of the mills. The loan will be a 15 year deferred payment loan at 3% interest. If City Council approves the request, Trenton Properties will pursue low income housing and historic tax credits, HUD 312 loan funds, a bank loan, and an additional City loan to develop and renovate the mills through two phases into 177 apartment units for low income persons, similar to the Hoskins Mill development, as described in the attachment. At such time the additional financing is determined, this loan will be renegotiated and refinanced as part of the total project. Any additional City loan request would be brought to Council for review and approval.

A description of the project is attached.

Funding

$1,000,000 advance from the Innovative Housing Fund to acquire and stabilize the mills and for an environmental assessment. Once an environmental assessment is completed and accepted by HUD, the acquisition and stabilization costs will be reimbursed with CDBG Acquisition Funds for FY91.

Clearances

The Planning Commission recommends that this project be done to restore vacant structures and possibly serve as a catalyst for additional redevelopment activity in the area. A letter from the Planning Commission is attached. The developer also requested the school system to comment on the impact on schools. A response from the school system is attached. The developer anticipates mixed racial occupancy.

Exhibit 1

July 11, 1990

Mr J W Walton
Director of Community Development
City of Charlotte
600 East Fourth Street
Charlotte, North Carolina 28202

REFERENCE Appraisal of Mr and Mrs Robert Stark Property, Former Johnston Manufacturing Building and Mecklenburg Mills Building, East Thirty-sixth Street and North Davidson Street, Charlotte, Mecklenburg County, North Carolina

Dear Mr Walton

As requested, we have inspected the above referenced property, for the purpose of estimating its fee simple market value Based on our inspection and analysis of the information obtained, it is our opinion that the current market value for the subject property, as of July 9, 1990, is

$825,000
(EIGHT HUNDRED TWENTY FIVE THOUSAND DOLLARS)

The purpose and function of this appraisal is to provide the fee simple market value, as defined herein, as of the date of inspection The function of this appraisal is to estimate the property's current value, which will be used by the City of Charlotte to establish a fair market value of the property for purchase negotiation purposes. As is indicated in the property rights appraised section of the attached narrative, the fee simple interest in the property is estimated

This value estimate is supported by the data and reasoning set forth in the attached narrative. Your attention is invited to the assumptions and limiting conditions attached and made a part of this report. We certify that we have no present or contemplated future interest in the property appraised, and that our fee for this assignment is in no way contingent upon the value estimate concluded Thank you for the opportunity to be of service, and if any information or clarification is needed, please do not hesitate to contact us.

Respectfully submitted,

T B HARRIS, JR & ASSOCIATES

Thomas B Harris, Jr., MAI, SRPA

Vernon E Baumrind

TBHJR/VEB/jw

Real Property Appraisal Consultants

711 Kenilworth Avenue
Suite 102
Charlotte, North Carolina 28204
(704) 331-1656

STOUT - BECK & ASSOCIATES, INC.

Real Estate Appraisers and Consultants

July 12, 1990

Mr J W Walton
Director of Community Development
City of Charlotte
600 East Fourth Street
Charlotte, North Carolina 28202

REFERENCE Former Johnston Manufacturing Company Property
401 East 36th Street
Charlotte, North Carolina

Dear Mr Walton

As requested, I have inspected the above mentioned property for the purpose of estimating its market value of the fee simple interest. Based on my inspection and analysis of the information obtained, it is my opinion that the market value of the fee simple interest as of July 9, 1990 is

EIGHT HUNDRED AND THIRTY THOUSAND DOLLARS
$830,000

This value estimate is supported by the data and reasoning set forth in the attached narrative. Your attention is invited to the Assumptions and Limiting Conditions attached and made a part of this report. I certify that I have no present or contemplated future interest in the property appraised and that my fee for this assignment is in no way contingent upon the value estimate supplied.

This report is in compliance with the Federal Home Loan Bank Board's Regulation Section 563.17-1a(B)(2) of the Insurance Regulations.

Thank you for the opportunity to be of service and please let me know if you have any questions.

Sincerely yours,

Fitzhugh L. Stout

Fitzhugh L. Stout, MAI

FLS/cpa

505 East Boulevard Charlotte North Carolina 28203 (704) 376-0295 334-0031

Project Description - Johnston and Mecklenburg Mills

This project will consist of the renovation of the Historic Johnston and Mecklenburg Mills located on North Davidson Street, Charlotte, into low income housing units targeted for those people whose individual or family income does not exceed 40% of median income for Charlotte. In addition, the project will provide for a day care center and a free standing amenities package that is intended for neighborhood use. The mill is situated on ten acres of land. The project will be done in two phases which will commence as North Carolina Low Income Housing Credits become available to the project. However, for land acquisition purposes and building stabilization, part of Phase II will need to be funded within Phase I. The separate Phases are planned as follows:

Phase I

Phase I will involve the renovation of the Historic Johnston Mill building. The building will be adapted to provide ninety-seven (97) residential units of one, two and three-bedrooms. Most units will contain loft areas, thereby increasing the utilizable square footage of the building. Unit size and count is as follows:

Type	Square Footage
19 Single room occupancy	400-420
18 Two-bedroom	800-900
60 Three-bedroom	1125 (approximate)

There will be substantial community room space, storage space and laundry facilities on the lower level of the Johnston Mill.

Amenities/Community facilities

A free standing amenities package including an activity room for pool tables and ping pong tables is planned. The package also calls for an Olympic size swimming pool with covered pavilion.

Phase II

Phase II will consist of 40 one-bedroom artist live/work units containing approximately 650 square feet each. There will be a gallery area, community room and artist workshop as an amenity package. In addition, there will be 40 one-bedroom units of approximately 625 square feet along with laundry facilities and exercise rooms.

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

March 30, 1990

Mr. Carroll B. Little
Trenton Properties, Inc.
6100 Fairview Road, Suite 1100
Charlotte, NC 28210

Dear Mr. Little:

Staff has reviewed the proposed site located on North Davidson Street to build 177 units of low income housing. The site is located in the historic North Charlotte neighborhood. North Charlotte is among the city's oldest mill villages. It is a racially mixed low to moderate income neighborhood. The adjacent land uses include single family homes located east of Davidson Street with industrial warehouses south of this property.

The property is located within the boundaries of the Central District Plan. The plan calls for a special study to be done for North Charlotte to help identify future land use and zoning patterns and physical improvement needs. The district plan however suggests that the 36th Street/Davidson Street area be recognized in the proposed plan as a focal point for a redevelopment effort in North Charlotte. This project therefore is consistent with objectives of the Central District Plan.

This property is currently zoned I-2 for industrial use. Residential development is not permitted in an industrial zone. Therefore, a rezoning will be necessary to develop this property for residential purposes. As proposed, this project will be phased resulting in 97 units in the first stage and 80 units in the second stage. The proposed 177 units will be built to a density of approximately 23 units per acre.

North Charlotte was recently designated as a national register historic district and placed on the National Register of Historic places. This site is located within the boundaries of the historic district. The Mecklenburg Mill and Johnson Mills are significant structures within the district. These mills have been described as being "among Charlotte's best preserved early textile factories." The Mecklenburg mill is a locally designated historic property. The restoration of these mills must be sensitively done so as not to destroy the architectural character of the structures.

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

Finally, this project is ideally located for this type of housing being on a major thoroughfare, near shopping, transit and employment. Although the site is located in an area that is already racially and economically impacted, the project is needed to address a need for affordable housing in North Charlotte. The project will also help to restore some vacant structures and possibly serve as a catalyst for additional redevelopment activity in the area.

If you have any questions, please contact me or Debra Campbell at 336-2205.

Sincerely,

David A. Howard
Community Planning Manager

DAH/DDC:sls

Charlotte-Mecklenburg Schools
Post Office Box 30035
Charlotte, North Carolina 28230
Telephone (704) 379-7000

Peter O Reilo
Superintendent

May 10, 1990

Mr. Carroll B. Little, Vice President
Trenton Properties, Inc.
6100 Fairview Road, Suite 1100
Charlotte, North Carolina 28210

Dear Mr. Little:

SITE: Johnson and Mecklenburg Mill Properties

These sites are in the Highland K-2 and Tryon Hills 3-6 Elementary Attendance Area. We are projecting Highland to have 303 students with a 52% black ratio and Tryon Hills to have 355 students with a 57 black ratio for the 1990-91 school year.

Using the standards you presented:

1. All residents will be racially white.
   Response: Both schools are neighborhood schools. Housing units which would be occupied by all white residents would serve as a positive factor to stabilize a school's population which is moving toward a higher black ratio.

2. All residents would reflect the racial makeup of the community at large (70% white and 30% black).
   Response: Same as number 1 above.

3. All residents will be racially black.
   Response: The population would increase the black ratio at both schools well beyond the 15% variance which is allowed. It will have a negative impact in that it will create a situation which will require alternatives in that district for pupil assignment.

If I can be of other help, please let me know.

Sincerely,

Harold Deal

Harold Deal
Assistant Superintendent
Planning and Research

RETREAT DATES

CITY OF CHARLOTTE
INTER-OFFICE COMMUNICATION

DATE: July 23, 1990

TO: Pam Syfert
Deputy City Manager

FROM: W H Guerrant, Director
Public Service & Information

SUBJECT: RETREAT INFORMATION

You asked that we prepare information for City Council's consideration on a possible retreat in October and November We are unable to find a Friday-Saturday date in October where the Mayor, City Council and City Manager are all available

The following information is provided for November

Out of Town
Friday-Saturday, November 16 - 17
Mid Pines Hotel
Southern Pines, NC

In Town
Friday-Saturday, November 16 - 17
The Park Hotel
Charlotte, NC

Matthews/Mayor
IN TOWN 11/16 & 17
urgent

There were conflicts for the Mayor and City Manager on the other Friday-Saturday dates in November

If possible, we need to have the City Council approve one of the above options at the workshop on August 6, so that we can confirm with the hotel and make a deposit I will be out of town but Jeannine will represent our office at the workshop

Please give me a call if you have any questions

bbm

cc Jeannine Clark

THE CHARLOTTE-MECKLENBURG CRIMINAL JUSTICE SYSTEM

AND

CRIME AND DRUG PREVENTION EFFORTS

City Council Workshop
August 6, 1990

TABLE OF CONTENTS

INTRODUCTION	1
POLICE PERSPECTIVE ON THE CRIME AND DRUG PROBLEM	2
EXPECTATIONS	3
KEY QUESTIONS	4
ACTION STEPS	9
BACKGROUND	16

INTRODUCTION

At the February, 1990 City Council Retreat, Council identified five major issues that they wished to focus on during 1990 One of those issues is drugs and the criminal justice system Within this issue, Council identified two issues that it wanted to explore

- o the development of a unified criminal justice system
- o the development of a region-wide anti-drug effort

This Workshop will be used to explore the issues that are associated with the City's involvement in the criminal justice system and in community-wide drug prevention efforts The result of the Workshop will be the development of a number of action steps for the City Council to consider at their October retreat

In order to focus these options, we must determine

- o Who are the key actors?
- o What does the City want to accomplish?
- o What is the City's role in relation to the other participants?
- o What are the constraints on City actions?
- o How can the City address these constraints?

Background information is included on the structure of the criminal justice system, taken from the information compiled by the study completed by UNCC's Urban Institute and action steps already taken by the City towards the improvement of the Charlotte-Mecklenburg criminal justice system and the area drug problems

POLICE PERSPECTIVE ON THE CRIME AND DRUG PROBLEM

The Charlotte Police Department feels that the drug problem in Charlotte touches all segments of the community While police and the criminal justice system are a critical part of the solution to the drug problem, their efforts must be accompanied by a strong program of drug education, prevention, and treatment aimed at reducing the demand for drugs

While it is true that intensive police efforts impact the other components of the criminal justice system, it is imperative that police and the Council continue to meet their obligation to keep the streets safe If police reduce their efforts, the criminal will get the message that the streets are his and public confidence in police and city government will be eroded Police believe that the city's primary obligation remains public safety, but those efforts could be supplemented by a combination of improvements to the criminal justice system, the development of a coordinated community drug education and prevention framework, and clearly defined criteria for the continuation of the Drug and Alcohol Commission

EXPECTATIONS

At the February Council Retreat, the Council defined their expectation concerning the criminal justice system and the crime problem. This expectation was embodied in Council's statement:

"We would like a Charlotte where people feel safe to live, work , and play in all areas of the community, and where decisions are not driven by fear and crime. In particular, we would like a Charlotte where people have no need for drugs, will not tolerate drugs, and get no benefit from drugs."

o Who are the other participants in this process and what are their roles?

1 CRIME/COMMUNITY DRUG PREVENTION AND EDUCATION	
Drug and Alcohol Commission	
Citizens Criminal Justice Commission	CITY AND COUNTY GOVERNMENTS
Community Relations Committee	
Neighborhood Centers	
Housing Authority	
Detox Center	
Charlotte-Mecklenburg Schools	
Drug Education Center	
Open House, Amethyst, Charter Pines	COMMUNITY ORGANIZATIONS
Churches, civic groups, neighborhood groups, local colleges and universities, health professionals	
2 LAW ENFORCEMENT (APPREHENSION)	
Charlotte Police Department	CITY
Mecklenburg County Police Department	COUNTY
Small Town Police Departments	SMALL TOWNS
N C Highway Patrol	STATE
3 CONTROL	COUNTY
Mecklenburg County Sheriff s Department	
Pretrial Services	
Central Intake Center	
4 CASE PROCESSING	STATE
A Intake Center Bond Setting	
Magistrates	
B Determination of prosecution	
District Attorney's Office	
C Case Adjudication	
District Attorney's Office	
Public Defender's Office	
District Court Judges	
Superior Court Judges	
D Adminstration and Post-Release Monitoring	
Probation and Parole	
Clerk of Superior Court	

- What should the City's role be in relation to other participants?

At the February Council Retreat, Council suggested several possible action steps to consider when addressing the issue of the criminal justice system and the community's drug problem These are listed below as a starting point for your discussion and for the development of further specific goals and objectives

o What are we specifically trying to accomplish?

1 The development of a unified criminal justice system

2 The development of a plan and the coordination of funding for a region-wide anti-drug effort

3 Work with the Board of County Commissioners to support the reappointment of the Citizen's Criminal Justice Committee

o What are the constraints on City actions?

1 DEFINING COMMUNITY CONSENSUS ON CRIME AND DRUGS

2 FINANCIAL ISSUES

3 LEGAL ISSUES

4 INFORMATION CONSTRAINTS

5 TIME ISSUES

- How can the City address these constraints?

1 DEFINING COMMUNITY CONSENSUS ON CRIME AND DRUGS

2 FINANCIAL ISSUES

3 LEGAL ISSUES

4 INFORMATION CONSTRAINTS

5 TIME ISSUES

ACTION STEPS

In preparing proposals for actions steps to be considered by the City Council, the Office of Budget and Evaluation contacted the heads of each of the organizations that comprise the Charlotte–Mecklenburg criminal justice system Each organization was surveyed to obtain suggestions for ways in which the City can take action to improve the effectiveness of the criminal justice system

Included in the list below is a compilation of those suggestions for your consideration These suggestions are not intended to be a complete list of all the actions which may be taken by the City, but are just some suggestions which you may discuss, discard or use as a starting point for additional action steps

STAGE. COMMUNITY DRUG PREVENTION AND EDUCATION

PROPOSED ACTION STEP	RESPONSIBLE AGENCY	CITY'S ROLE (Can City accomplish through decision/$)
o Enforce the police-citizen relationship by creating a SCHOOL SAFETY VOLUNTEER program with volunteer adults who walk the campuses of public schools to deter violence, assist resource officers at the schools, and put a citizen presence in the school system	CITY, COUNTY	
o Take a leadership role in community efforts promoting drug and alcohol rehabilitation	CITY	
o Review all existing reports made on community drug prevention efforts and take some action towards the implementation of the recommendations of these reports	CITY	

STAGE LAW ENFORCEMENT (APPREHENSION)

PROPOSED ACTION STEP	RESPONSIBLE AGENCY	CITY'S ROLE (Can City accomplish through decision/$)
o Charlotte Police Department should track actual disposition of cases after they enter the prosecution stage of the process to assess why rejected by D A , why dismissed or charges reduced, and if successfully prosecuted	CITY	
o Provide investigative assistance to D A to prepare better cases and to contribute to a greater rate of successful prosecution	CITY	
o Provide greater training to law enforcement personnel who are promoted to felony investigations to reinforce police academy training	CITY	
o Provide greater training to law enforcement personnel using the Central Intake Facility to improve the information obtained on detainees at the Intake Center	CITY	
o Institute a more concentrated citation program in the Charlotte Police Department to decrease the number of minor misdemeanors that enter the criminal justice system	CITY	
o Study the police intake process to identify the viabilty of alternatives to arrest, for example transport of intoxicated persons or domestic dispute arrests to community mental health facilities for treatment instead of arrest	CITY	

STAGE LAW ENFORCEMENT (APPREHENSION)

PROPOSED ACTION STEP	RESPONSIBLE AGENCY	CITY'S ROLE (Can City accomplish through decision/$)
o Consolidate City and County Police Departments for greater efficiency	CITY, COUNTY	
o Conduct training or retraining of police officers responsible for felony investigations to ensure proper and complete investigation for prosecution and to decrease the number of cases rejected for prosecution	CITY	
o Develop a standardized format and checklist for felony and misdemeanor case files for all cases in which an arrest is made or charges are requested by the police department to promote a decrease in the chances of the omission of necessary information	CITY, STATE (D A)	
o Arrest all persons who violate the law in order to send a message of intolerance to the drug using community, notwithstanding the constraints of the prosecution and incarceration components of the criminal justice system	CITY	
o Oversee the review of all actions taken by the City in its law enforcment efforts to determine any disruption to other components of the criminal justice system, inform the heads of all organizations in the criminal justice system who are impacted by City actions and policy decisions	CITY	
o Study the issue of "overcharging" persons at the time of arrest, which increases the bond amount for a prisoner and results in keeping people in jail longer	CITY	

STAGE CONTROL

PROPOSED ACTION STEP	RESPONSIBLE AGENCY	CITY'S ROLE (Can City accomplish through decision/$)
o Improve the management at the Central Intake Facility by the staff, which consists of County Police, Sheriff and Pretrial Services, and State-authorized Magistrates, by hiring a facility manager or conducting a study to determine the best management solution	COUNTY	
o Take a leadership role in the community on developing sites for a new jail and developing alternative sentencing initiatives	CITY	

STAGE CASE PROCESSING

PROPOSED ACTION STEP	RESPONSIBLE AGENCY	CITY'S ROLE (Can City accomplish through decision/$)
o Take a leadership role in advocating changes on the State level to improve the criminal justice system, for example allowing local government to supplement funding state-supported components of the system	CITY	
o Convene a meeting with the heads of all of the components of the criminal justice system for a roundtable discussion for future actions which may be taken to improve the effectiveness of the criminal justice system	CITY	

ACTION STEPS PROPOSED AT THE CITY COUNCIL RETREAT

PROPOSED ACTION STEP	RESPONSIBLE AGENCY	CITY'S ROLE (Can City accomplish through decision/$)
o Support a coordinated public program and total community effort for prevention and treatment of drug abuse Give higher visibility and public support to drug education		
o Empower the Drug Commission to evaulate all aspects of law enforcement and government, and to recommend improvements in programs		
o Increase the number of policemen Increase their visibility through foot, bicycle, or horseback patrols Consolidate City and County police forces Cooperate with private security forces		
o Seek legislative authority for local property forfeitures for drug convictions (which now go to the federal government) Seek more innovative means for punishment		
o Encourage private and public sector drug testing Arrange drug rehabilitation assistance for anyone who seeks help		

BACKGROUND

TABLE OF CONTENTS

1 Actions Steps Already Taken by the City

2 Anti-Drug Initiatives in Other Communities

3 Executive Summary UNCC Criminal Justice System Report

4 Attachment A Detail on UNCC Report

5 Table 1 The Charlotte-Mecklenburg Criminal Justice System

ACTION STEPS ALREADY TAKEN

May Council Workshop

On May 7, 1990, City Council held a workshop on the criminal justice system At that workshop, the structure of the criminal justice system was highlighted, along with the problems that result when the level of government authorizing and funding the components differs Although the components are interdependent, this difference in authority and funding levels causes problems in the system Representatives from components of the criminal justice system spoke of delays, problems in information sharing, the overwhelming workload related to the drug problem, and jail overcrowding

The FY91 Budget

The City's FY91 budget contained a number of items that were associated with criminal justice and anti-drug initiatives Items that were included in the budget to enhance drug prevention and enforcement activities were

o **Citizens' Criminal Justice Commission:** The Commission will receive staff support to assist in monitoring criminal justice system activities and developing short- and long-term objectives and plans	$ 49,000
o **Drug Abuse Resistance Education (DARE)** Two officers have been added to the existing DARE program to provide drug abuse resistance education to students and to develop a positive relationship between the police and young people	66,693
o **School Resource Officers** Three officers were added to strengthen police presence on school campuses, interact with students, act as first responder for incidents at schools and work closely with the faculty and PTA to combat crime and drugs in the schools	100,038
o **Street Interdiction Units** Two street interdiction units were added to saturate specific patrol areas where there is heavy drug use to enforce and deter the incidence of street drug sales	1,008,093
o **Semi-automatic weapons**	750,000
TOTAL	$ 1,973,824

ANTI-DRUG INITIATIVES IN OTHER COMMUNITIES

Many other communities across the United States are faced with similar crime and drug problems Some of these communities have instituted innovative anti-drug programs Listed below are examples of these programs which may be used as a starting point for discussion of anti-drug program ideas for Charlotte-Mecklenburg

o "DO DRUGS. DO TIME " MARICOPA COUNTY, ARIZONA (Phoenix)

The Phoenix program "Do Drugs Do Time " uses the media to inform the community that casual drug users from all segments of the community The goal of the program is to change attitudes about drug use and to offer first-time offenders a second chance, through a deferred prosecution program This program also focuses on education and prevention efforts in the schools

o THE REGIONAL DRUG INITIATIVE PORTLAND, OREGON

The Regional Drug Initiative is a task force comprised of policy makers from goverment, education, law enforcement, corrections, citizen's groups, treatment providers and private businesses The strategy of the Initiative is to reduce the supply and availability of illegal drugs by supporting enforcement efforts as well as to reduce the demand for illegal drugs by fostering changes in social attitudes and increasing opportunities for recovery

o PREVENTION NETWORK DADE COUNTY, FLORIDA (Miami)

The Prevention Network and its Prevention Advisory Council is comprised of representatives of area drug prevention organizations, the school system, police departments, business leaders and community leaders The purpose of the Council is to provide an opportunity to share expertise and ideas and to eliminate barriers that stifle communication among the members of the Network

o "I CARE" BATON ROUGE, LOUSIANA

This is a school-system based prevention effort to establish a referral system for those using alcohol and drugs and to provide a forum for drug education efforts The Advisory Board consists of parents, school groups, treatment centers, hospitals, media, business and legal representatives The nineteen full-time staff members are funded by a dedicated portion of the property tax voted in by the taxpayers

o METROPOLITAN KANSAS CITY TASK FORCE ON ALCOHOL AND DRUG ABUSE

In order to promote comprehensive drug prevention planning among the greater Kansas City area, the mayor of Kansas City assembled a Task Force to study drug and alcohol prevention The local university, law enforcement agencies, public and private service agencies, the media and the schools were all assembled into the Task Force The Task Force has been successful in developing an understanding of the interrelatedness of planning and action, as well as the successful implementation of drug prevention programs

o IMPACT FOR LIFE SOUTH CHARLESTON, WEST VIRGINIA

This organization is a grassroots network which coordinates drug prevention efforts for youth and adults Many of the programs for students are aimed at providing them with life skills

The UNCC Report

The City contracted with the Urban Institute of the University of North Carolina at Charlotte to provide an overview of the Charlotte-Mecklenburg criminal justice system, including the sources of authority and funding and the nature of their interactions with the other agencies in the system The information contained in this report was intended to be used as a common starting point for developing a better understanding of the current operations of the criminal justice system and to help in the development of solutions to some of the concerns of the agencies A more detailed account of this report is found in Attachment A

The findings of the report include

- o Eight of the thirteen components of the system are authorized and funded by the State of North Carolina, four by Mecklenburg County and one by the City of Charlotte

- o Eight of the agencies expressed a need for additional personnel, either in their own organization or in one or more agencies with which they interact

- o Six of the agencies expressed a concern about inadequate funding of their organization

- o Workload problems were expressed by most of the agencies

- o Several agencies expressed concerns about the operation and management of the Central Intake Facility, including inadequate training of police officers who use the facility, delays in processing arrested persons, and lack of adequate staff

- o Inadequate jail space is a problem in the system

- o Several agencies noted the poor public image of the criminal justice system

A copy of the report is available in the Council library

ATTACHMENT A· UNCC REPORT

1 LAW ENFORCEMENT

o Charlotte Police Department

Funding Source City of Charlotte
FY91 Budget $36 0 million, 1,036 full-time employees
Responsibilities make approximately 80% of all arrests in Char-Meck

Concerns
1 too many arrested persons do not come to trial
2 too many convicted people are released before serving all time
3 need more attention to the drug problem, treatment, education
4 prison and jail space

o Mecklenburg County Police Department

Funding Source Mecklenburg County
FY91 Budget $10 6 million
Responsibilities make approximately 20% of all arrests in Char-Meck
conduct positive identification at Intake Center
manage and staff MCCJIS

Concerns
1 funding
additional needs of small towns cannot be anticipated, affects budget
2 jail space
3 more judges
4 more prosecutors

o Mecklenburg County Sheriff's Department

Funding Source Mecklenburg County
FY91 Budget $10 7 million
Responsibilities manage the Mecklenburg County Jail and Satellite Jail, deliver summons and Orders for Arrest, fingerprint, photograph and Breathalyzer tests at Intake Faciltiy, escort arrested persons through intake process

Concerns
1 additional jail space
2 new facilities spread out too much
3 additional personnel at Pretrial Services and Magistrates at the Intake Facility
4 more bailiffs for security for judges
5 heavy demand for serving papers

2 CENTRAL INTAKE FACILITY

Funding Sources/Budget Shared among the Pretrial Services, Mecklenburg County Sheriff and Magistrate budgets

Responsibilities process persons suspected of a criminal violation

Interactions With Other Agencies

a Mecklenburg County Sheriff's Department MCCJIS, positive ID

b Mecklenburg County Sheriff's Department photographs, fingerprints, Breathalyzer tests

c Pretrial Services interviews, background checks

d Magistrates determine the conditions for release

Concerns

1 Sheriff more Magistrates, more Pretrial Services staff

2 Magistrate delays in processing after arrest arresting officer cannot be located to correct incorrect or incomplete entry on processing forms, also delays resulting in not enough Sheriff's Deputies for escorting persons through the system

3 Pretrial Services lack of adequate staff (salaries too low) incomplete information obtained on arrestees

3. PRETRIAL SERVICES

Funding Source Mecklenburg County, $1 1 million, 26 full time

Responsibilities conduct interviews to screen criminal defendants to determine pretrial release as alternative to the bond system, monitor all released persons until their scheduled court appearance

Concerns

1 staffing difficulties (see Central Intake Facility)

2 multiple repeat offenders

4 MAGISTRATE'S OFFICE

Funding Source State of North Carolina AOC
Budget figures included in District Court budget,
There are 24 magistrates, supervised by the Chief District Court Judge in judicial matters, the Clerk of Superior Court in clerical matters

Responsibilities accept guilty pleas to minor misdemeanors, accept waivers of trial and guilty pleas in certain traffic cases, handles worthless check cases of $500 or less, set bond for arrested persons under their jurisdiction

Concerns

1 case flow volume, arresting officer leaves work unfinished
2 police officers need better training in intake procedures

5 DISTRICT ATTORNEY

Funding Source State of North Carolina
Budget $1 4 million, 20 assistant DA's, 22 support staff
Responsibilities prosecute all criminal cases in the District and Superior Courts of Mecklenburg County, determines which cases will be brought to trial

Concerns

1 funding problems versus pressures to prosecute cases
2 needs for investigative assistance
3 MCCJIS needs to be improved
4 additional quality control over the arrest reports and forms used by officers to support cases against criminal suspects

6 PUBLIC DEFENDER

Funding Source State of North Carolina
Budget $1 3 million, 21 attorneys, 13 support staff
Responsibilities represent criminal defendants who cannot afford an attorney

Concerns

1 Money appropriated to pay private attorneys to handle excess workload runs out before the end of the year
2 jail overcrowding limits access to clients by Public Defenders
3 image problem of representation by a public defender

7 TRIAL COURT ADMINISTRATOR

Funding Source State of North Carolina
Budget part of Superior Court budget
Responsibilities provides adminstrative support to the District and Superior Court judges, serves as a liason among the various elements in the criminal justice process, worked toward the establishment of MCCJIS

Concerns

1 Misunderstanding of this position
2 Need to better coordinate the distribution of funds among the various agencies according to critical needs
3 funding
4 more coherent managment of the Intake Facility

8 CLERK OF SUPERIOR COURT

Funding Source State of North Carolina
Budget $3 4 million, 116 staff
Responsibilities record-keeping in the criminal justice process, collects and distributes fines, fees, forfeitures

Concerns

1 State funding does not keep up with increases in local programs that impact the Clerk's workload, the Clerk cannot keep up with the system
2 Need additional staff to keep up with large data processing systems
3 The Clerk is collection agency for most other law enforcement and judicial agencies, but does not get reimbursed

9 COURTS

o District Court

Funding State of North Carolina
Budget $1 9 million for 12 District Court judges, 24 magistrates, and one clerical staff
Responsibilities civil jurisdiction in cases less than $10,000, all misdemeanors, probable cause hearings for felonies, juvenile

Concerns

1 backlog of cases
2 need expansion of the child custody mediation program
3 need additional clerical staff

o Superior Court

Funding State of North Carolina
Budget $1 3 million for six Superior Court judges, three clerical staff, the Trial Court Administrator and TCA staff
Responsibilities hear all felonies and misdemeanor appeals

Concerns

1 Funding does not match case load generated in Mecklenburg Co
2 need more support staff, more clerks, more baliffs, more court reporters
3 lack of credibility of the criminal justice system
4 need for early education and discipline expand School Resource Officer Program

10 ADULT PROBATION AND PAROLE

Funding State of North Carolina
Budget $3 25 million for three county area, plus an additional $360,000 for an intensive program in the three county area
Responsibilities investigates and manages sentencing alternatives for convicted persons to reduce overcrowding at the jails

Concerns

1 no concerns

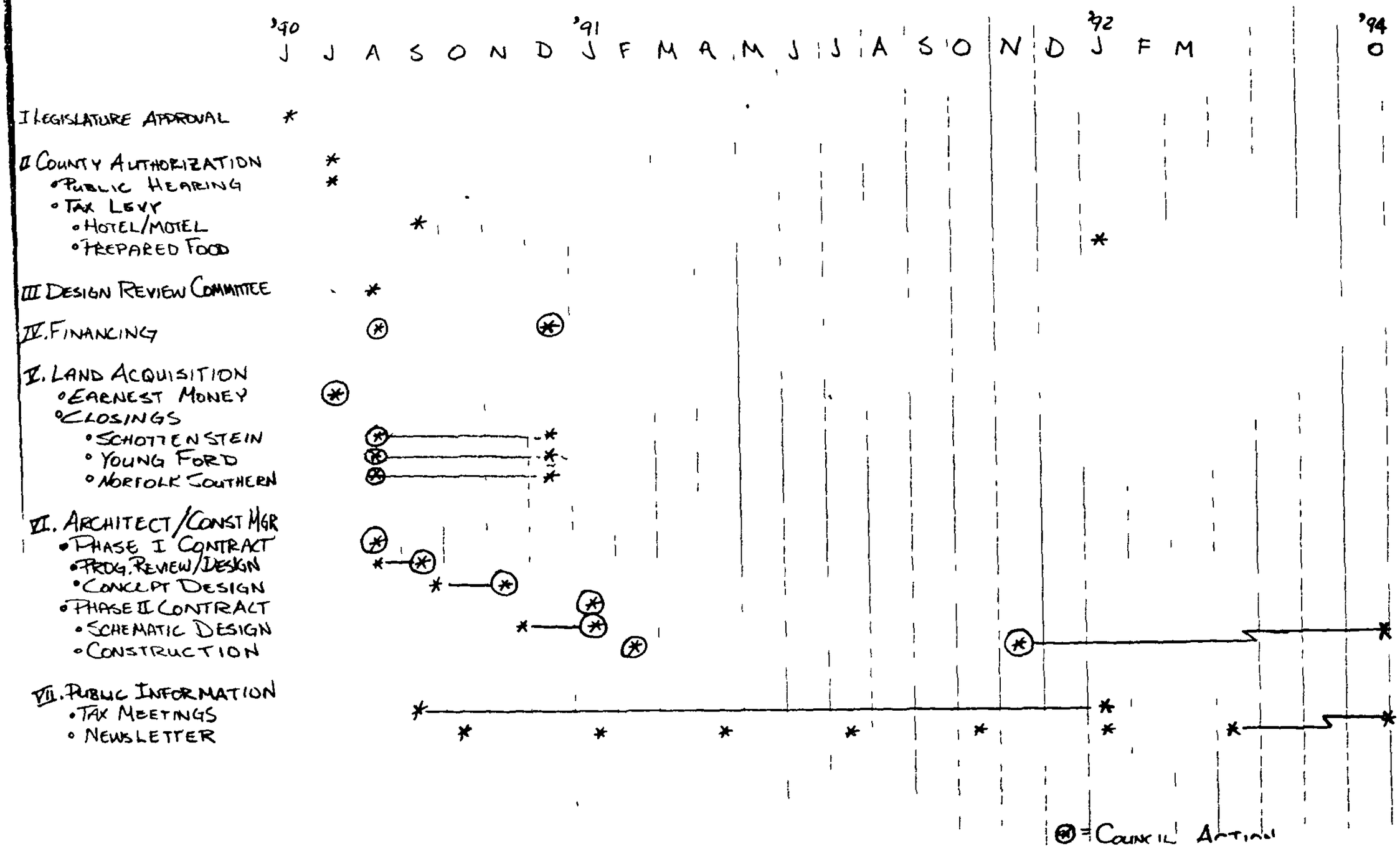
TABLE 1

MECKLENBURG COUNTY CRIMINAL JUSTICE SYSTEM

COMPONENTS	AUTHORITY	CURRENT BUDGET
1 APPREHENSION		
Charlotte Police Dept.	CITY	$36 0 million
Meck Co Police Dept	COUNTY	$10 6 million
Meck Co Sheriff's Dept	COUNTY	$10 7 million
2 CONTROL		
Central Intake Facility	COUNTY	1
Pretrial Services	COUNTY	$ 1 1 million
3 CASE PROCESSING: LEGAL		
Magistrate	STATE	2
District Attorney	STATE	$ 1 4 million
Public Defender	STATE	$ 1 3 million
4 CASE PROCESSING: ADMINISTRATIVE		
Trial Court Adminstrator	STATE	3
Clerk of Court	STATE	$ 3 4 million
5 CASE PROCESSING: COURTS		
District Court	STATE	$1 9 million
Superior Court	STATE	
6 CASE PROCESSING. POST TRIAL		
Jail	STATE	
Probation, Parole	STATE	$ 3 25 million

1 Included in Pretrial Services, Meck Co Sheriff and Magistrate budgets
2 Included in District Court budget
3 Included in Superior Court budget

PRELIMINARY CONVENTION CENTER SCHEDULE
8/6/90 WORKSHOP



M E M O R A N D U M

August 1, 1990

TO: Mayor and City Council

FROM: O. Wendell White
City Manager

SUBJECT: August 6 Council Workshop - Convention Center Briefing

Enclosed are Requests for Council Action regarding various items associated with the proposed Convention Center. As a follow-up to our last Council workshop, we will be discussing the details of the financing plan and the architectural and construction manager contracts. We will also update you on the overall project schedule that was handed out at the last workshop.

Although the enclosures go into detail regarding the financial plan and the schedule for issuing debt, Richard Martin will be available to present an elaboration of the recommendation for the "installment contract revenue bonds" that we are recommending for financing the project. Clark Readling will also be prepared to present the scope of the construction phase of the project and the rationale for hiring a construction manager to oversee construction of the facility on behalf of the City. For your information, the construction manager concept was used most effectively in both the Charlotte-Mecklenburg Government Center and new Coliseum projects to keep projects within budget and result in an overall cost savings for both projects. Boyd Cauble will update the project schedule and review in detail the land acquisition issue.

Although the Convention Center project is quite complicated and requires numerous major steps taking place simultaneously, we feel we have a good handle on the project and are ready to move to the next logical step - implementation. We will be prepared to answer any questions you might have that are on the workshop agenda, but should you have specific questions between now and the workshop, please feel free to call either me or Boyd Cauble for immediate assistance.

bs

Enclosure

CHARLOTTE

Request for Council Action

To the City Council from the City Manager

Action Requested: (1) Authorize staff to proceed with the Convention Center financing. (2) Recommend the appointment of the Law Firm of Parker Poe, Adams & Bernstein as Special Counsel for the Financing and Evensen Dodge, Inc. Financial Advisor for the Convention Center Project.

Responsible Department: Finance

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

Background:
On June 28, 1990, the State Legislature approved a bill authorizing Mecklenburg County to Levy a three (3) percent Occupancy Tax and a one (1) percent Prepared Food and Beverage Tax for the purpose of financing a Convention Center. Mecklenburg County conducted a public hearing and approved the Levy of the two taxes at its July 25, 1990 meeting. We are now prepared to finalize the financing plan and have established a tentative sale date in November, 1990 of the securities. (See copy of calendar attached).

Debt Instruments
In the initial Financial Evaluation Report prepared and submitted by Evensen Dodge, four alternative methods of financing were considered:

1. General Obligation Bonds (GO) - We have not considered this alternative due to the added cost of holding a referendum and the time delay involved in the referendum process.

2. Revenue Bonds (RB) - This method of financing, due to technical marketing factors, would result in a substantial reduction in the amount of money available to build the Convention Center facility.

3. Certificates of Participation (COP) - this was our originally preferred method of financing, but the constitutionality of the State Statute authorizing this mechanism is currently being contested in the courts. Although a favorable ruling is expected sometime in the winter of 1991, we are, at this time, unable to market any debt under this legislation. We have therefore rejected the COP method due to the delay in time and/or the risk that the courts could rule unfavorably on the question.

4. Installment Contract Revenue Bonds (ICRB) - This method of financing was recommended originally in the Shottenstein proposal when a decision was made by Council to publically build the Convention Center. We initially rejected this method of financing due to its complex nature. However, due to reasons

July 20, 1990

August 6, 1990

Failure to act would delay the tentative sale date set for November, 1990.

Richard D. Martin, Finance Director

Department Head

stated in item three (3) above we are presently moving forward with the ICRB financing method. This debt structure will provide maximum proceeds, as compared to the other methods outlined above, for building the Center. The Local Government Commission has indicated that they will approve the use of this financing technique and we have also received indications from the rating agencies that we should receive a favorable debt rating.

Legal Counsel:
Suffice it is to say that in many areas of Municipal Law, attorney's differ as to an individual statutes interpretation and use. As a result, our current Bond Counsel, Smith Helm, Mulliss & Moore has declined to serve as counsel on this financing. We are therefore recommending the local law firm of Parker, Poe, Adams & Bernstein as Special Counsel for this financing due to their experience and expertise in issuing debt using installment contract revenue bonds. They have served as Counsel to several North Carolina cities using this type financing that include Asheville, Durham and Greensboro.

Financial Advisor:
In January, 1989 in conjunction with the Laventhol and Horwath study, the Mayor appointed an eleven member Convention Center Finance Committee, chaired by Mr. Hugh McCall, to identify available revenues and recommend methods of financing for the Convention Center. The firm of Evensen Dodge was hired in December of 1989, to assist staff in the preparation of a Financial Evaluation Report for the proposed new Center. A final report was issued in April of 1990 by Evensen Dodge which set forth the City's financing options (referenced above) and estimated debt capacity. We recommend an extension of their engagement to assist staff in the debt issuance phase of the project.

Council Action Request:
- Authorized staff to proceed with the financing as recommended.

- Appoint the Law Firm of Parker Poe, Adams & Bernstein as special counsel for the financing and authorize the City Manager to negotiate fees and execute a contract for services.

- Appoint Evensen Dodge, Inc., as financial advisor and authorize the City Manager to negotiate fees and execute a contract for services.

Source of Funding:
Proceeds of the financing

Clearances:
Finance

New Convention Center Project
Tentative Financing Schedule

Month (1990)	Action Required
July	Financial advisor submits Financing Plan (Description Paper) to City.
August	City Council Workshop - Project Status Report and Council appoints special counsel and financial advisor.
September	City sends Financing Plan (Description Paper) to Local Government Commission (LGC). Finance staff meet with LGC staff to review structure of financing. Finance staff and financial advisor meet with New York rating agencies to discuss financing/rating.
November	Sale date of issue.

CHARLOTTE

Request for Council Action

$15.5M $800,000 - CONST RELATED FEES

To the City Council from the City Manager

Action Requested

That City Council approve agreements for (1) architectural services with The FWA Group in the amount of $8,085,000.00, (2) construction manager services with Fluor Daniel, Inc. in the amount of $7,461,750.00, and (3) a budget ordinance for $2,000,000.00 for the new Convention Center, to authorize encumbrance of sufficient funds for services through December, 1990.

Reason for Request

Engineering Department

This request should be organized according to the following outline: Background, Explanation of Request, Source of Funding, Clearance, Bibliography

Background

In April, a program report prepared by The FWA Group was presented to the Auditorium/Coliseum/Convention Center Authority which addressed the space needs and budget of the new Convention Center. In May, 1990, the Convention Center Selection Committee composed of community leaders and City staff recommended the architectural firm of The FWA Group and the construction management firm of Fluor Daniel.

In June, 1990, the State Legislature passed funding bills for the new Convention Center.

Explanation of Request

City Council is asked to approve an agreement for architectural services with The FWA Group of Charlotte in the amount of $8,085,000.00 and an agreement for construction management services in the amount of $7,461,750.00. City Council is also asked to approve a budget ordinance in the amount of $2,000,000.00 to finance the architectural and construction manager services through December 31, 1990. At that time, City Council will be asked to approve the balance of the funding for the two contracts.

The breakdown of the budget ordinance is as follows:

Architectural Contract with The FWA Group (through 12/90).....	$1,150,000.00
Construction Manager Contract with Fluor Daniel (through 12/90).....	$ 666,000.00
Administrative, and miscellaneous expenses.....	$ 184,000.00
TOTAL AMOUNT OF BUDGET.....	$2,000,000.00

[illegible]

[illegible] July 5, 1990

[illegible] August 6, 1990

[illegible] Project will be delayed.

[illegible] Clark D. Readling, City Engineer

Benny E. Aldridge

[illegible]

[illegible]

[illegible]

:vsw

Although City Council has been requested to approve both contracts, only a part of each contract is being encumbered in order to allow the Convention Center financing to be finalized. Council will be requested to approve the remaining encumbrance of the contracts in January, 1991 after the final financing is in place.

The breakdown of the negotiated contracts is as follows:

Architectural Contract:

Lump Sum Fee	$7,000,000.00
Project Representatives (structural, mechanical, electrical)	$ 335,000.00
Allowance for Additional Services	$ 150,000.00
Allowance for Reimbursable Expenses	$ 600,000.00
TOTAL AMOUNT OF CONTRACT	$8,085,000.00

Construction Manager Contract:

Lump Sum Preconstruction Phase Fee	$ 579,676.00
Lump Sum Construction Phase Fee	$2,300,000.00
Allowance for Direct Personnel Expenses	$3,107,224.00
Allowance for Reimbursable Expenses	$ 676,190.00
Allowance for General Conditions	$ 798,660.00
TOTAL AMOUNT OF CONTRACT	$7,461,750.00

Source of Funding

Funding for the two Convention Center contracts (through December 31, 1990) is available in the Convention Center Lease Purchase Account. The account will be reimbursed when the Convention Center bonds have been sold.

Clearances

The contract has been reviewed and approved by Engineering, Finance, and the City Attorney.

Bibliography

A copy of the proposed contract is on file in the Engineering Department.

HISTORIC DISTRICT COMMISSION NOMINATIONS

NOMINATIONS

A. Nominations for Appointment to Boards, Commissions and Committees
Councilmembers 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.

1. Historic District Commission - Two appointments, one to fill an unexpired term ending June 30, 1992, as Kirk D. Williams has resigned, and his replacement should be a resident in the Dilworth Historic District. One appointment beginning June 30, 1990. Melody (Burgess) Poetzsch was reappointed on April 9, 1990, but declined the reappointment. This appointment should be a business owner/operator in the Dilworth Historic District. Terms are for three years. Nominations were held open at the July 23rd Meeting. A copy of the Historic District Map is attached. Nominations already made were as follows:

(1) Hal Tribble, nominated by Councilmember Wheeler as the Business Owner/Operator candidate
(2) George Warren, nominated by Councilmember Clodfelter as the Residential candidate

Attachment No.

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 education, pleasure, and enhancement of the residents of the City.

MEMBER & QUALIFICATION	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)Sylvia Tarlton W/F (Resident-Owner, 4th Ward)	2		4/24/89		3 yrs.	6/30/92
(M)Douglas Burns W/M (Planning Commission Rep)			12/ /87		Unexp.	6/30/89
(C)Kevin Pfahl W/M	4	Senior Project Des.	4/24/89		3 yrs.	6/30/92
(C)Dr. Kirk D. Williams B/M (Resident-Owner, Dilworth)	6	Physician	7/25/89		3 yrs.	6/30/92
(M)William G. Monroe W/M	6		12/04/89		3 yrs.	6/30/92
(C)Melody Poetzsch W/F	6	Property Manager	6/22/87	4/09/90	3 yrs.	6/30/93
(C)Mollie C. Davis W/F	3	College Hist. Prof.	6/27/88		3 yrs.	6/30/91
(M)Bruce Keith W/M	2	Architect	1/11/89		3 yrs.	6/30/91

Revised 5/29/90

*Chairman

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section

FULL NAME HAL HODGES TRIBBLE (please print or type) Mr ✓ Mrs ____ Ms ____ Miss ____

HOME ADDRESS 6198 E KINGSTON AVE CHARLOTTE NC ZIP 28203

BUSINESS ADDRESS 310 E BLVD SUITE NO 6 CHARLOTTE NC. ZIP 28203.

HOME PHONE (704) 333 4339 BUSINESS PHONE (704) 333 7907

SPOUSE'S NAME ____ SPOUSE'S EMPLOYER ____

SPOUSE'S TITLE ____

PLEASE INDICATE. Voting Precinct # DICKWORTH SCHOOL District # ____ Date of Birth 16 JUNE 42

MALE ✓ BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE ✓ HISTORIC DISTRICT COMMISSION - BUSINESS

SINGLE ____ INDIAN ____

MARRIED ____ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) B.A ARCHITECTURE, NC STATE UNIV. 1968

CURRENT EMPLOYER HAL TRIBBLE ARCHITECTS

TITLE OWNER/ ARCHITECT. YEARS IN CURRENT POSITION 11 YRS

DUTIES ____

OTHER EMPLOYMENT HISTORY PRINCIPAL, PETERSONS ASSOC, DIRECTOR OF DESIGN. WILLIMSON ASSO, PROJECT ARCHITECT → WOLF ASSOC, NAUM, DELLINGER + LEE, HAYES HOWELL ASSOC

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE ARCHITECTURE, FATHER, BUSINESS AND PHILOSOPHY.

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

DILWORTH ROTARY, AIA, ADPSR, ACLU, HCARB, MINT MUSEUM OF ART, MODERN MUSEUM OF ART.

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

COMMENTS.

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No ✓ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No ✓ If yes, please attach explanation of the nature of the conflict.

I certify that the facts contained in this application are true and correct to the best of my knowledge I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

This form will be retained on file for one year and must be updated after that; otherwise, it will be removed from the active file

A personal contact with a City Councilmember is recommended

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: [signature]

Date. 25 June 1990.

PLEASE DO NOT SUBMIT RESUMES

Dilworth Community Development Association

June 13, 1990

Mayor Sue Myrick
Members of City Council
600 East Fourth Street
Charlotte, NC 28803

Re: Historic District Commission Vacancy Designated for Resident of Dilworth Historic District

Dear Mayor Myrick and Council Members:

At its June 6, 1990 meeting the Board of Directors of the Dilworth Community Development Association unanimously voted to recommend George C. Warren, III to fill the above-captioned vacancy.

It is our opinion that Mr. Warren, by virtue of his training and past service on the Historic District Commission, will bring much needed experience and strength to the Commission.

I am enclosing a copy of Mr. Warren's resume which indicates that he has the depth of experience needed on the Commission.

I strongly urge you to appoint Mr. Warren to fill this vacancy.

Bob Turner, President
Dilworth Community Development
Association

Enclosure

RECEIVED
JUN 1990
OFFICE OF CITY CLERK

P.O. BOX 36023, CHARLOTTE, N.C. 28203

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section

FULL NAME GEORGE CALVIN WARREN III (please print or type) Mr X Mrs ____ Ms. ____ Miss ____

HOME ADDRESS 612 East Worthington Avenue, Charlotte, North Carolina ZIP 28203

BUSINESS ADDRESS Central Piedmont Community College Post Office Box 35009, Charlotte, North Carolina ZIP 28235

HOME PHONE (704) 376-1070 BUSINESS PHONE (704) 342-6271

SPOUSE'S NAME Linda C. Warren SPOUSE'S EMPLOYER Dilworth United Methodist Church

SPOUSE'S TITLE Director of Music

PLEASE INDICATE. Voting Precinct # 10 District # 6 Date of Birth 08-20-43

MALE X BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE X Historic District Commission

SINGLE ____ INDIAN ____

MARRIED ____ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) A.B., Birmingham-Southern College, Birmingham, Alabama

Major: History and Political Science; Minor: Psychology

M.A. in History, University of Alabama, Tuscaloosa, Alabama

CURRENT EMPLOYER Central Piedmont Community College

TITLE Instructor of History YEARS IN CURRENT POSITION 17

DUTIES Teaching courses in American History, African-American History, and Modern World History.

OTHER EMPLOYMENT HISTORY 1969 - 1973 Instructor of History, University of North Carolina at Charlotte; 1981 - 1987 Lecturer in American History, University of North Carolina at Charlotte.

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE History, Historic preservation; Local, state and national government.

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

American Historical Association, Organization of American Historians; and the Center for the Study of the Presidency; Dilworth United Methodist Church, Administrative Board; Vice-Chairperson of Democratic Precinct Committ for Precinct #10.

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Co-chair series of public symposia on historic preservation; Project historian for T.V. production, "Finding a Common History: The Women of Charlotte." - both funded by NCHC; Survey Committee, Historic Properties Commission; Landmarks Commission; Dilworth Small Area Plan Task Force; non-voting member of joint committee drafting guidelines for Dilworth Historic Dist.; Historic Dist. Commission, Central Dist. Study Group; Board member/V.P. Dilworth Commu Development Assn.

COMMENTS: I have been off the Commission for about 2 - 3 years and would like to be reappointed when a vacancy occurs. I am very knowledgeable concerning the history and architecture in Dilworth and would like to continue to share my knowledge with the Commission in an official capacity.

AFFIRMATION OF ELIGIBILITY:

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No___X___ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No___X___ If yes, please attach explanation of the nature of the conflict

I certify that the facts contained in this application are true and correct to the best of my knowledge I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

This form will be retained on file for one year and must be updated after that; otherwise, it will be removed from the active file.

A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: George C. Wadsworth III

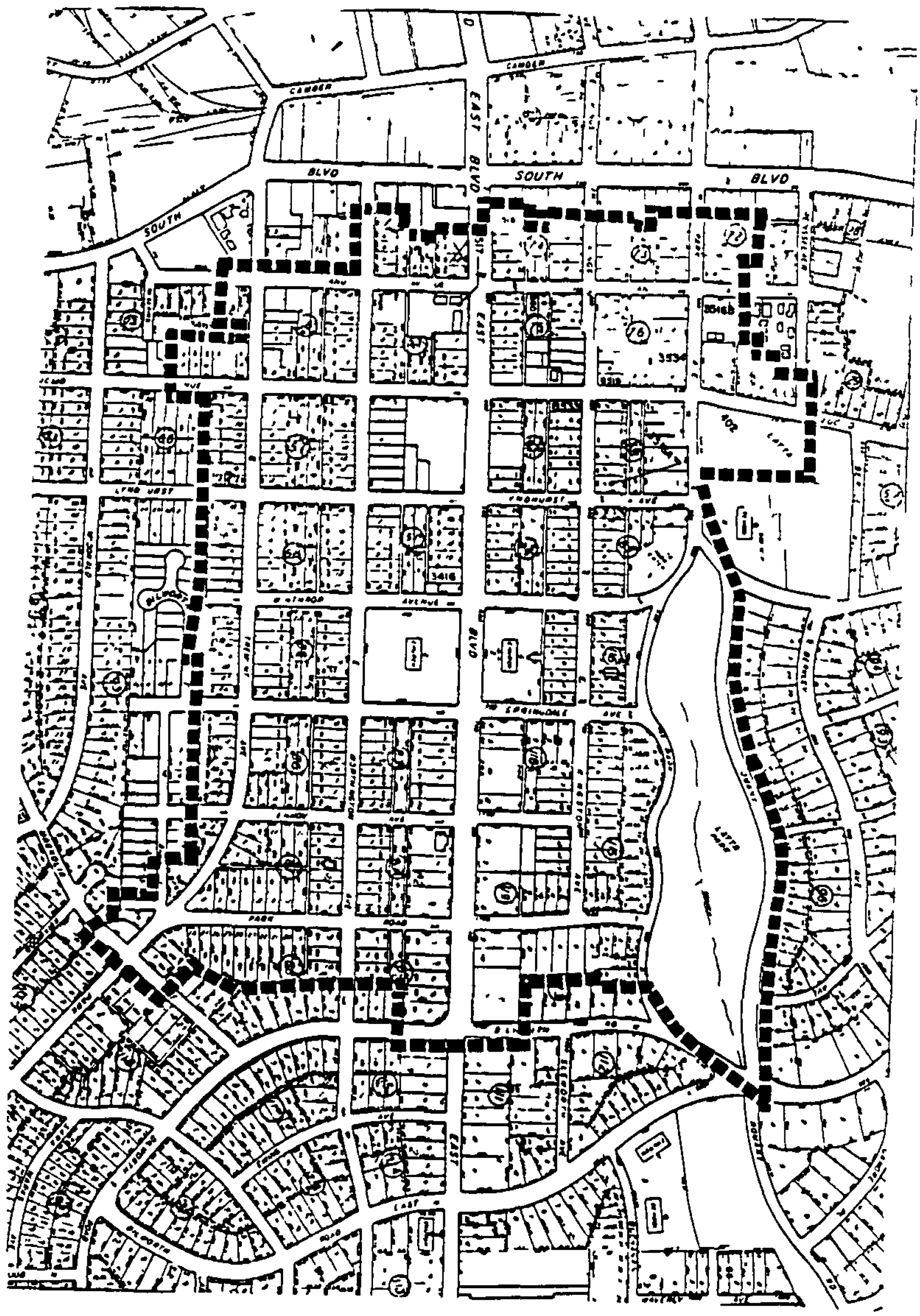
Date 5/25/90

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
MAY 30 1990
OFFICE OF CITY CLERK

City Clerk
1989

LOCAL HISTORIC DISTRICT - DILWORTH



INTERESTS/SKILLS/AREAS OF EXPERTISE ARCHITECTURE, 20TH CENTURY ART

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

MEMBER AMERICAN BOOKSELLERS ASSOCIATION

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

COMMENTS. AS ONE TRAINED IN ARCHITECTURE, AND ONE WHO OWNS A BUSINESS IN THE DILWORTH NEIGHBORHOOD, I HAVE A REAL INTEREST IN PRESERVING THE ARCHITECTURAL INTEGRITY OF CHARLOTTE'S HISTORIC BUILDINGS + DISTRICTS. I FEEL I WOULD BE AN ASSET TO THE HISTORIC PROPERTIES COMMISSIO

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No ✓ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No ✓ If yes, please attach explanation of the nature of the conflict

I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

This form will be retained on file for one year and must be updated after that; otherwise, it will be removed from the active file.

A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature Timothy Neal Hamilton

Date JULY 20, 1990

RECEIVED

JUL 1990

OFFICE OF CITY CLERK

PLEASE DO NOT SUBMIT RESUMES

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY
Appointed to
Date

Please complete each section

FULL NAME TIMOTHY NEAL HAMILTON (please print or type) Mr ✓ Mrs ____ Ms ____ Miss ____

HOME ADDRESS 2236 BAY STREET, CHARLOTTE ZIP 28205

BUSINESS ADDRESS 300 EAST BOULEVARD No. 2, CHARLOTTE ZIP 28203

HOME PHONE (704) 375 3003 BUSINESS PHONE (704) 333 7130

SPOUSE'S NAME ____ SPOUSE'S EMPLOYER ____

SPOUSE'S TITLE ____

PLEASE INDICATE: Voting Precinct # ____ District # ____ Date of Birth 5 11 61

MALE ✓ BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE ✓ HISTORIC PROPERTIES COMMISSION

SINGLE ____ INDIAN ____

MARRIED ____ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) BACHELOR OF ARCHITECTURE, UNIVERSITY OF TENNESSEE, KNOXVILLE

CURRENT EMPLOYER PAPER SKYSCRAPER - BOOKS ON ARCHITECTURE + ART

TITLE OWNER YEARS IN CURRENT POSITION FROM 12/89

DUTIES PURCHASING, MARKETING, SALES

OTHER EMPLOYMENT HISTORY 8/85 – 12/86, INTERN ARCHITECT - MEYER GREESON, CHARLOTTE, 1/87 - 10/89, FURNITURE DESIGNER PENNSYLVANIA HOUSE FURNITURE MANUFACTURER, MONROE N.C.

(over)