AGENDA

Meeting Type.	BUSINESS
Date:	10/27/1997

City of Charlotte, City Clerk's Office

Mayor Patrick McCrory *Mayor Pro Tem Al Rousso*

Charles Baker
Patrick Cannon
Malachi Greene
Mike Jackson
Nasif Rashad Majeed
Don Reid
Ella Butler Scarborough
Tim Sellers
Sara Spencer
Lynn Wheeler

Council Agenda

CITY COUNCIL MEETING
Monday, October 27, 1997

5:00 p.m. — **Conference Center**

Dinner Briefing
(See Table of Contents)

6:30 p.m. — **Meeting Chamber**

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Hearing**

7:00 p.m.

- **Awards and Recognitions**
- **Formal Business Meeting**

CITY COUNCIL AGENDA

Monday, October 27, 1997

TABLE OF CONTENTS

Item No.		Page No.	Attachment No.
5:00 P.M. DINNER BRIEFING CONFERENCE CENTER			
1.	Fleet Maintenance Bid	1	
2.	Traffic Enforcement Update	1	
3.	Minority and Women-Owned Business Development (MWBD) Committee Report	1	
6:30 P.M. CITIZENS HEARING MEETING CHAMBER			
7:00 P.M. AWARDS AND RECOGNITIONS			
CONSENT			
4.	Consent Items	1	

Item No.		Page No.	Attachment No.
	POLICY		
1.	City Manager's Report	2	
2.	Capital Needs Advisory Committee Charge and Process	2	1
3.	Donation of Former North Branch Library Property from Charlotte-Mecklenburg Public Library	4	2
4.	Affirmative Action Plan	6	3
5.	Minority and Women-Owned Business Development Program (MWBD)	8	4
	BUSINESS		
6.	Sale of the Old Convention Center	11	5
7.	Acquisition and Rehabilitation Loan for Single-Family Housing Development	12	6
8.	Assets Forfeiture Budget Ordinance	16	7
9.	Nominations to Capital Needs Advisory Committee	17	8
10.	Appointments to Boards and Commissions	18	9
	CONSENT I		
11.	Various Bids		
	A Ronda Avenue Storm Drain Improvements	19	
	B Charlotte Transit Radio Communication System	20	
12.	Resolution of Intent to Abandon Street and Set Public Hearing - Old Wilmont Road	20	10

Item No.		Page No.	Attachment No.
	CONSENT II		
13.	Acquisition of Willowbrook Subdivision Water System	21	
14.	Municipal Agreement for South Boulevard and Woodlawn Road Intersection Improvements	22	11
15.	Sale of Surplus Land	22	12
16.	Upset Bid - 2520 Carrington Court	23	
17.	Property Transactions	24	13
18.	Meeting Minutes	29	

5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. **Fleet Maintenance Bid**

2. **Traffic Enforcement Update**

3. **MWBD Committee Report**

6:30 P.M. CITIZENS HEARING
MEETING CHAMBER

CONSENT

4. **Consent agenda items 11 through 18 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

POLICY

1. City Manager's Report

2. Capital Needs Advisory Committee Charge and Process

Action: Council is requested to approve the proposed

A. Committee charge, and

B. Committee process, including nomination criteria and schedule

Staff Resource: Curt Walton

Focus Area: Restructuring Government

Explanation of Request:

- Two years ago the City initiated a Capital Committee to review the capital planning process and to recommend short- and long-range capital priorities
- Staff recommends reappointment of the Committee and initiating this process again

Committee Charge: The following charge is recommended for the Committee, which is similar to the charge given to the Capital Needs Advisory Committee two years ago

1 Review and comment on the City's capital planning process, including

- the Capital Needs Assessment process,
- Capital Investment Plan (CIP), programmatic and financial policies, and
- capital financing

2 Review short- and long-range infrastructure needs and priorities, including

- review of unfunded infrastructure needs, identified by City departments,
- consider existing needs and development trends, and
- identify major priorities for the 5-year CIP and possible 1998 Bond Referendum items

3 Report to City Council at their April 1998 Budget Retreat This report will include

- comments on the City's 5-year capital program priorities,
- comments on the City's long-term (10 years) capital needs, and
- recommendations on capital policies and spending priorities

Committee Process:

- The Committee structure two years ago included the following characteristics
  - 10 members appointed by Council,

    5 members appointed by the Mayor (including the Chair),
  - diverse backgrounds,
  - representation from older and newer neighborhoods, and
  - representation from the business community
- Staff recommends continuation of this structure Item Number 9 on page 17 requests Council nominations to the Committee Members will be appointed by Council on November 10

Committee Schedule: The proposed Committee schedule will involve six meetings, beginning in December and continuing through April 1998 The schedule will include staff presentations and Committee discussion on major City capital programs and initiatives, capital policies and processes, and capital financing An outline of the proposed schedule is attached

Attachment 1
Proposed Capital Needs Advisory Committee schedule

3. Donation of Former North Branch Library Property from Charlotte-Mecklenburg Public Library

Action: **Council is requested to approve the following:**

A. Establish the Beatties Ford Community Service Center, and

B. Accept the donation of the former North Branch Library property and facility at 2324 LaSalle Street from Charlotte-Mecklenburg Public Library

Staff Resource: Kent Winslow and Vi Alexander Lyles

Focus Area: Community Safety and City Within A City

Policy: To decrease the rate of crime and to increase the perception of community safety through neighborhood - based services (Community Safety Plan, May 1994)

Explanation of: Request:

- The Police David District II office is currently located at the University Park Shopping Center The shopping center has informed the Police that the district office space is needed for other purposes

- Last spring, City staff began work with community leaders along the Beatties Ford corridor on an adaptive reuse of the North Branch Library

- The University Park, Taylor Avenue/LaSalle Street, Lincoln Heights and Dalebrook neighborhood associations strongly support this reuse of the North Branch Library

- City staff inspected the facility and met with City and County agencies that might be interested in the facility It was determined that three City departments were interested in using the facility Police (4 officers), Community Improvement (2 Inspectors) and Housing Inspection (2 Inspectors) It is also anticipated that neighborhood volunteers will answer telephones at the facility

- The location of the library is a good fit for community policing efforts as well as the other city departments that work closely with each other

- On June 3, 1997, the Board of County Commissioners approved negotiating the transfer of property from the Library Board to the City The Library Board unanimously approved the transfer on September 18, 1997 Terms of the transfer are

  - There would be no exchange of cash,

  - The City will bear the costs of environmental assessment and transfer of title,

  - The City accepts the building "as is",

  - If the City decides in the future not to use this property for governmental purposes, ownership would revert to the County, and

  - The facility must be used for community services

- A mandatory referral was conducted by the County and approved by the Planning Commission (May 1997)

Funding:

- Renovations to the library are estimated by City Engineering at $200,000 The FY98 Capital Budget (as adopted) included $100,000 for the project The Mid-Year Budget Report (February 1998) will include an analysis of the Building Maintenance capital account, including schedules and costs Any budgetary adjustment will be included in the Mid-Year Budget Ordinance

- The annual operating budget impact has been estimated at $18,500 (about $1,542 monthly) based on similar square footage costs

Attachment 2
Mandatory Referral Report

4. Affirmative Action Plan

Action: **Approve the Council Restructuring Government Committee's recommendation to adopt a new Affirmative Action Plan.**

Committee Chair: Charlie Baker

Staff Resource: Bill Wilder

Focus Area: Restructuring Government

Policy: City Council approved the Affirmative Action Plan in 1977 and amended it in 1977 and 1981

Explanation of Request:

- The Supreme Court decision in 1995 mandated that state, local and federal government affirmative action plans must meet certain strict legal standards

- In August the City Manager adopted an interim plan to replace the 1977 Affirmative Action Plan To have allowed the old plan to remain in effect would have placed the City in a position of liability

- The City is not compelled to have any type of affirmative action plan However, having an affirmative action plan is a proactive effort towards providing equal employment opportunity to the public

Committee Discussion:

- **The Committee voted 3-1 in favor of recommending the new affirmative action plan, with Councilmember Mike Jackson dissenting.**

- Restructuring Government Committee Members Charlie Baker (Chair), Don Reid (Vice-Chair) Malachi Green, Mike Jackson, Sara Spencer

Executive Summary:

Summary of New Affirmative Action Plan:

Equal Employment Opportunity:
The City of Charlotte will make all decisions regarding the recruitment, hiring, promotions and other terms and conditions of employment without discrimination on the basis of race, color, religion or creed, gender, national origin, physical or mental disability, age, or any other factor which cannot be lawfully used as the basis for an employment decision

Affirmative Recruitment:
The City of Charlotte's affirmative recruitment program will include the development of search strategies for qualified minorities and women, open posting of vacancy announcements, broad public announcements of vacancies and recruitment at minority and women's colleges and universities

Under Representation Analysis
Steps will be taken each year to determine under representation in job groups in each key business unit

- When a position within a job group has very little minority and/or female representation, census data will be examined to determine the availability of minorities and/or females in the labor market who have requisite skills

- If the labor market data indicates that there are minorities and/or females in the labor market with requisite skills, the position will be identified as an under represented category with a manifest imbalance

- The use of race or gender will be one factor when selecting among qualified applicants for a job in a job group with a manifest imbalance

Attachment 3
New Affirmative Action Plan
Legal Options for Developing EEO/Affirmative Action Policy

5. Minority and Women-Owned Business Development (MWBD) Program

Action: **Approve the Restructuring Government Committee's recommendation to continue the MWBD Program as follows:**

A. Approve the MWBD Program policy and guidelines in their current form;

B. Approve the addition of internal process improvements and technical assistance aimed at growing smaller firms into more successful businesses that will no longer need the City's special assistance; and

C. Approve the continuance of the MWBD Program for five years beyond December 31, 1997.

Committee Chair: Charlie Baker

Staff Resource: Charles Woodyard

Focus Area: Restructuring Government

Policy: Council approved MWBD policy adopted June 1994

Explanation of Request

- In June 1994, Council approved the revised Minority and Women Owned Business Development (MWBD) Program

  - to address constitutional requirements set forth by a Supreme Court ruling that race-based programs are permissible only if justified by specific evidence of past discrimination and are narrowly tailored to remedy the discrimination, and

  - to adopt legislative findings documenting apparent past discrimination in the City's contracting activity

- A review of the revised program over the last three years has determined that based on the U S Census Data, disparity still exists between MWBD firms and majority male-owned firms in the City's contracting activity

- Staff recommends approval of the MWBD Program for five years beyond December 31, 1997 The first year of extension will allow staff to develop and refine the process improvements Years two through five will provide time to monitor the growth of firms and determine if the City's legislative findings have been resolved

- No increase in expenditures or additional staff will be required

Committee Discussion:

- **The Committee voted unanimously on October 1, 1997 to continue the MWBD Program** with the staff recommendations (Actions B & C, above) Councilmember Reid felt five years was too long and suggested the Program be reviewed after four years

- Staff will present annually for Council review, a more diagnostic and comprehensive review of the Program Council can discontinue the Program at any time if they believe the City's legislative findings have been sufficiently resolved

- Restructuring Government Committee Members Charlie Baker (Chair), Don Reid (Vice-Chair), Mike Jackson, Sara Spencer, and Malachi Greene

Community Input: The MWBD Advisory Committee approved MWBD Program continuation on September 24, 1997

Attachment 4
MWBD Program Review Report and
Council's Legislative Findings

BUSINESS

6. Sale of the Old Convention Center

Action: **Approve the advertisement for upset bid to sell the Old Convention Center to ORIX TMK Charlotte Venture, an Illinois partnership, for $9,127,000, less environmental cleanup costs not to exceed $627,000.**

Staff Resource: Kent G Winslow

Focus Area: Economic Development

Policy: To seek to maximize the City's return from its current asset portfolio by the sale of surplus City properties

Explanation of Request:

- ORIX TMK Charlotte Venture has tendered an offer to purchase the Old Convention Center for $9,127,000, less environmental cleanup costs not to exceed $627,000 They intend to develop a retail/entertainment/restaurant complex on this site at Trade and College Streets

- ORIX, the parent company, is a multi-billion dollar international corporation with a wide range of investments throughout the world ORIX Real Estate Equities, Inc is the company's real estate development branch for the United States

- Should ORIX TMK Charlotte Venture purchase the property, they intend to retain the existing parking deck ORIX TMK will redesign a building footprint incorporating an upscale building design that would be in keeping with other quality developments in the uptown area The proposed development would tie into the City's railroad corridor

- The first phase of development would be to construct retail space for major tenants such as a computer store, book store, clothing stores, and office supply outlet Another floor would include a multiplex movie theater A proposed second phase could include hotel, office or residential uses The foundation will be improved to accommodate up to 20 floors The project will be funded with all cash with no subsidies and is expected to result in approximately 110 full-time jobs and 120 part-time jobs Annual real estate and sales tax revenues are projected to be $1 3 to $1 4 million

- Charlotte Center City Partners favors this type of development since these types of uses would complement the shops already in the uptown and would help to induce more retail and entertainment activity in the Central Business District

Attachment 5
Notice of Offer
Criteria for Consideration of Purchase Offers

7. Acquisition and Rehabilitation Loan for Single-Family Housing Development

Action: **Approve a $300,000 revolving loan to Wesley Heights Community Association to acquire and rehabilitate 4 houses for resale or lease-purchase in the Wesley Heights neighborhood.**

Staff Resource: Stanley Watkins

Focus Area: City Within a City and Community Safety Plan

Policy:

- City's Consolidated Plan for spending federal housing funds approved by City Council on April 28, 1997 Priorities preservation of existing housing, need for affordable, safe and decent housing for low-income families, strengthening communities and neighborhood-based organizations, provide financing to housing projects sponsored by community-based organizations

- The Wesley Heights Neighborhood Plan prepared by the Charlotte-Mecklenburg Planning Commission in October 1996 has been approved by the Planning Commission but it has not been presented to City Council for approval One of the housing recommendations in the Plan is to reduce the number of absentee owners and consider lease programs to encourage home ownership

- Wesley Heights was designated an historic district by City Council on October 23, 1995

Explanation of Request:

- Wesley Heights Community Association (WHCA) has requested a City loan to acquire and rehabilitate single-family houses in the Wesley Heights neighborhood The houses will be sold or lease-purchased to persons earning 80% or less of the Charlotte area median income, or $37,840 for a family of four

- WHCA proposes to purchase up to 20 existing rental housing units, particularly run-down ones, over the next 4 years and renovate them to sell to new home owners WHCA wants to transform the worst houses in a block to the best houses

- This development effort is a public/private partnership between the City, WHCA, Davant Realty, Neighboring Concepts (a housing consultant) and UJAMMA, Inc (a housing counseling agency)

- The City's $300,000 revolving loan will be a 10-year deferred payment loan at 0% interest Initially, $258,827 of the loan will be used to acquire and rehabilitate 4 houses and provide funds for closing costs and contingency $244,152 will be for acquisition, rehabilitation and closing costs and $14,675 for contingency A cost breakdown of each house is provided in the attachment

- As houses are sold, the proceeds will go back into the revolving fund to finance the acquisition and rehabilitation of more houses for resale or lease-purchase

- Summary of the source and uses of funds and the security of the loan are as follows

Source of Funds	
City of Charlotte	$300,000

Uses of Funds	
Acquisition	$113,000
Rehabilitation	126,750
Closing Costs (legal fees, appraisal, etc)	4,402
Contingency (10% of rehabilitation cost plus $2,000 for insurance)	14,675
Total	$258,827

Security
City of Charlotte - 1st Mortgage

- Impact The 4 rental housing units are a blighting influence in the neighborhood Substantial repair of the units will preserve them and extend the life of the units With home ownership replacing rental housing, stabilization of the neighborhood can continue Currently, Wesley Heights is a threatened CWAC neighborhood

- If the loan is not approved, WHCA would be unable to acquire, rehabilitate and resell the 4 houses An opportunity to provide needed affordable housing and home ownership opportunities for lower-income residents would be lost Also, if the units continue to deteriorate, they would be more costly to repair and eventually demolition may be necessary

- Similar loans have been approved by City Council to two other Community Housing Development Organizations (CHDOs) Grier Heights Economic Foundation and Reid Park Community Development Corporation

MWBD: Neighboring Concepts, Inc and UJAMMA, Inc are minority-owned businesses

Community Input: Neighborhood Development staff have met with the leadership of the WHCA during the last several years to assist in developing a redevelopment plan for the Wesley Heights Neighborhood In December 1996 a Wesley Heights Neighborhood Strategic Redevelopment Plan was prepared by Neighboring Concepts This plan provides a guide for implementing the vision that the residents have developed for the future of their community

Funding:

- Federal HOME or CDBG funds will be used to finance the $300,000 revolving loan
- If HOME funds are used, the City will fulfill a portion of its requirement to expend a minimum of 15% of its total annual entitlement for HOME funding to projects sponsored by a Community Housing Development Organization (CHDO) WCNA meets the regulatory definition of a CHDO and was certified as a CHDO on May 15, 1997 The 15% set-aside for CHDO-sponsored projects is $451,000

Attachment 6
Summary of Houses and Costs
City Within a City Neighborhoods Map
Wesley Heights Neighborhood Map

8. Assets Forfeiture Budget Ordinance

Action: **Adopt a budget ordinance appropriating $1,203,990 in assets forfeiture funds for Police Department equipment purchases and youth programs**

Staff Resource: Deputy Chief Jack Boger

Focus Area: Public Safety

Explanation of Request:

- The Police Department wishes to appropriate $1,203,990 of its assets forfeiture funds to (1) purchase equipment and (2) support its initiatives to reach at risk youth The expenditures are in the following categories

- Traffic Enforcement Equipment	$58,270
- Youth Programs	170,900
- Bomb Squad Equipment	24,870
- Crime Lab Equipment	184,830
- Database Applications	620,000
- Covert Operations Van	19,000
- Small Equipment	48,120
- Laptop Computer Training	78,000
Total	$1,203,990

A more detailed list of purchases is attached

Funding: Funds are available in the Police Department's assets forfeiture account The current balance in the account is $2,677,984

Attachment 7
Police Assets Forfeiture Purchases October 27, 1997

9. Nominations to Capital Needs Advisory Committee

Action: **Make nominations to the Capital Needs Advisory Committee**

Explanation of Request:

- Two years ago, Council approved a Capital Needs Advisory Committee to coincide with the development of the City's Ten-Year Capital Needs Assessment In Item Number 2 on this agenda, Council considered the Committee charge and process

- Council will appoint 10 members of the Committee on November 10

- The following individuals served on the previous Capital Needs Advisory Committee and have expressed the desire to serve again

Frank Barnes	Tommy Norman
Dan Clodfelter	Carol Ray
Hassan El-Amin	Troy Watson
Bernard Johnson	Brad Winter

- City staff suggests the following neighborhood and business representatives

  - Dan Bechter (Federal Reserve Bank)

  - Mary Lynn Bugge (Coulwood)

  - Kathleen Foster (NationsBank)

  - Mattie Marshall (Washington Heights)

  - Richard McElirath (Westside Strategy Focus Group)

  - Norman Mitchell (Committee of 21)

  - Stoney Sellers (Committee of 21)

  - Eleanor Washington (University Park and Committee of 21)

- Following the Council's appointments on November 10, the Mayor will appoint 5 members of the Committee, including the Chair

Attachment 8

10. Appointments to Boards and Commissions

Action: **Vote on blue paper ballots and give to the City Clerk at dinner for tabulation purposes.**

A. **CHARLOTTE MECKLENBURG DEVELOPMENT CORPORATION**

Appoint two citizens to work on promoting commercial redevelopment of the CWAC area Terms will be for three years beginning in October One appointee should represent a community based, non profit organization within the CWAC area, and the other is at large with no category

At Large

1 Deborah Cauthen by Councilmember Cannon
2 Devereaux Gregg by Councilmember Jackson
3 Henry Hicks by Councilmember Greene
4 Wayne Johnson by Councilmember Reid
5 Harry Nelson by Councilmember Baker
6 Michelle Scroggs by Councilmember Wheeler
7 Ronald Vance by Councilmember Rousso

Non Profit Organization within CWAC area

1 Alfreda Barringer by Councilmember Majeed
2 James Ross by Councilmember Greene
3 Ted White by Councilmember Cannon

Attachment 9

Introduction to CONSENT

The consent portion of the agenda is divided into two sections: Consent I and Consent II.

Consent I consists of routine items that have been approved in the budget, are low bid, and have met MWBD criteria.

Consent II consists of routine items that have also been approved in the budget, but may require additional explanation.

Minority and Women Business Development Program (MWBD) Abbreviations:
BBE - African American
ABE - Asian American
NBE - Native American
HBE - Hispanic
WBE - Non-Minority Women

CONSENT I

11. Various Bids

A. Ronda Avenue Storm Drain Improvements — Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $1,334,652 80 by Blythe Development, Inc of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$52,000	4%	4%
WBE	$39,370	3%	3%

MWBD Compliance: Yes

B. Charlotte Transit Radio Communications System **CDOT**

Recommendation: Charlotte Department of Transportation Director recommends the low bid of $1,872,045 by Harris Corporation of Melbourne, Florida

The bid includes one Radio Communications System and a unit price per radio revenue kit for four years as follows

Year 2	$4,678 00
Year 3	$4,866 00
Year 4	$5,060 00
Year 5	$5,263 00

Purchases are anticipated subject to appropriations by City Council and actual identified needs

MWBD Compliance: Yes

12. Approve Resolution Of Intent To Abandon Street And Set Public Hearing - Old Wilmont Road

Action:

A. Adopt the Resolution Of Intent to abandon Old Wilmont Road; and

B. Set a Public Hearing for November 24, 1997.

Attachment 10
Map

CONSENT II

13. Acquisition of Willowbrook Subdivision Water System

Action: **Approve contract totaling $160,000 with Willowbrook Utilities, Inc. for the purchase of the water distribution system serving Willowbrook Subdivision.**

Explanation of Request:

- Willowbrook is a 101 lot subdivision located in Huntersville on Sam Furr Road Willowbrook Utilities provides water service to the entire subdivision

- CMUD has accepted an application from a Willowbrook Utilities customer for the extension of a water main into the subdivision

- The advantages to the City's purchase of the Willowbrook Utilities system are

  - avoiding disruption to the community by eliminating the need to install a parallel water system,

  - acquiring 101 new water customers,

  - avoiding cost to the Willowbrook customers to become CMUD customers, and

  - providing water for fire protection

- The Town of Huntersville supports this proposal

- The North Carolina Utilities Commission traditionally supports the transfer of private utilities to a municipal system Their approval will be requested after City Council approval of this contract

Funding: Water and Sewer Capital Improvement Fund

14. Municipal Agreement for South Boulevard and Woodlawn Road Intersection Improvements

Action: **Approve a resolution to execute a Municipal Agreement between the City and the North Carolina Department of Transportation for improvements to the intersection of South Boulevard and Woodlawn Road.**

Explanation of Request:

- The Municipal Agreement provides up to $1,500,000 from the State for the City to hire a designer and subsequently a contractor to implement improvements to the intersection The City will be responsible for all costs associated with right-of-way acquisition
- This project has been a high priority with the City for at least 10 years, and will provide another left turn lane on inbound South Boulevard and a right turn lane on eastbound Woodlawn Road

Funding: Funding will be scheduled in the FY99-03 Capital Investment Plan for the City s portion of the project cost

Attachment 11
Conceptual plans of proposed improvements

15. Sale of Surplus City Land

Action: **Approve the sale of two acres of surplus City land beside Fire Station #25 on Pleasant Grove Road for $23,000 to Pleasant Grove Presbyterian Church.**

Explanation of Request:

- The Pleasant Grove Presbyterian Church has offered fair market value ($23,000) for this property The Church plans to construct ball fields on their property behind Fire Station #25
- The Fire Department does not plan to expand onto this land and no other departments have expressed an interest in this property

- The City purchased this land in 1987 to install a sewer drain field for the proposed fire station site The fire station currently has City water and sewer and no longer needs this property

- The only other property owner adjacent to the lot did not express an interest in the land, nor was there any interest through publication for upset bids

Attachment 12
Map

16. Upset Property Bid - 2520 Carrington Court

Action: **Approve the upset bid for City owned property located at 2520 Carrington Court.**

Explanation of Request:

- On July 25, 1997 Council approved the sale of 2520 Carrington Court However, the prospective buyer was unable to obtain a loan and the property became available for resale

- On September 9, 1997, an offer to purchase was made for $58,000, the appraised value The offer was advertised for 10 days for upset bid, at which time an offer to purchase was extended to the airport The offer is $60,950 with the airport paying for a realty fee of 3% ($1828 50) and 2 points not to exceed $1,160

17. Property Transactions

Action: **Approve the following property acquisition (A-C) and adopt the condemnation resolution (D-H)**

Acquisitions:

A. **Project** Wingate Redevelopment - Wingate Avenue Apartments,
Tax Parcels: #115-014-08, 115-014-09 and 115-016-01
Owner Wingate Enterprises, Inc
Property Addresses

115-016-01	2715 Wingate Avenue
	2719 Wingate Avenue
	2723 Wingate Avenue
115-014-09	2718 Wingate Avenue
	2722 Wingate Avenue
115-014-08	2728 A Wingate Avenue
	2728 B Wingate Avenue

Property to be acquired 79,192 sq ft ,
1 818 acres - land and improvements
Improvements 36-rental units
Purchase Price $770,000
Funding: HOME/CDBG/Program Income
Agent None
Appraiser Harry G Brown, MAI
Remarks Project reviewed by City staff as an acquisition/rehabilitation rental housing development, but City's feasibility analysis revealed that it is more cost effective to construct new housing Therefore, the structures will be demolished and new units built Compensation is based on a certified independent appraisal, along with a negotiated price to buy out owners Wingate Avenue, the property location, is the gateway to the Wingate community Public improvements were completed on this street in September 1997 See attachment on status of infrastructure improvements in Wingate This acquisition is consistent with the Wingate Neighborhood Action Plan
Zoned R-22 MF **Use** Multi-Family
Tax Code: #115-014-08, 115-014-09 and 115-016-01
Tax Value $231,610
Appraised Value As is - $630,000
After Rehab - $810,000

Attachment 13
Status of Infrastructure Improvements in Wingate

B. **Project** Wingate Redevelopment - Property owned by Billy Ray Johnson
Tax Parcels: #115-015-07, 115-014-07, 115-015-08,
115-015-09, 115-015-10, 115-014-15, and 115-014-06
Owner Billy Ray Johnson
Property Addresses

115 015-07	2731 Wingate Avenue *
115-014 07	2732 Wingate Avenue **
115-014-07	2600 Ocracoke Street **
115-015-08	2735 Wingate Avenue *
115-015-09	2739 Wingate Avenue *
115-015-10	2743 Wingate Avenue*
115-014-15	2604 Ocracoke Street **
115-014-06	2616 Ocracoke Street **

Property to be acquired 73,616 sq ft ,
1 69 acres - land and improvements
Improvements 14-rental units
Purchase Price $235,000
Funding: HOME/CDBG/Program Income
Agent None
Appraiser Varsha Mehta, CREA
Remarks Project reviewed by City staff as an acquisition/rehabilitation rental housing development, but city's feasibility analysis revealed that it is more cost effective to construct new housing Therefore, the structures will be demolished and new units built Compensation is based on a certified independent appraisal, along with a negotiated price to buy out owners Wingate Avenue, the property location, is the gateway to the Wingate community Public improvements were completed on this street in September 1997 See attachment on status of infrastructure improvements in Wingate This acquisition is consistent with the Wingate Neighborhood Action Plan

Zoned	R-22 MF	Use	Multi-Family **
	R-8	Use	Single Family *

Tax Code: #115-015-07, 115-014-07, 115-015-08,
115-015-09, 115-015-10, 115-014-15, and 115-014-06

Tax Value $168,410
Appraised Value Owners Appraisal $282,500
City's Appraisal $247,500

Attachment 13
Status of Infrastructure Improvements in Wingate

C. **Project** Proposed 8-inch Sewer Main-Lawyers Road/NC51, Parcel #2
Owner(s) Ann W Harvey, Trustee for McEwen Family Trust
Property Address 11301 Lawyers Road
Property to be Acquired 2,342 ± sq ft (0 054 ac) plus temporary construction easement 3,000 ± sq ft (0 069 ac)
Improvements Landscaping
Purchase Price $11,100
Appraiser Randy Neal
Remarks Required easement needed for the construction and maintenance of an 8-inch sanitary sewer line Acquisition price includes compensation for loss of landscaping as reflected in the City's independent, certified appraisal
Zoned R **Use** Bank
1991 Tax Value $ 488,690
Tax Code 197-013-29

Condemnation:

D. **Project** Lawyers Road Widening-ATP 7, Parcel # 1 & 4
Owner(s) Timothy A Braswell & wf , Mary E Braswell & any other parties of interest
Property Address 7204 & 7212 Lawyers Road
Property to be Acquired 8,088 ± sq ft (0 186 ac)
Improvements Large Oak Tree
Purchase Price $ 5,110
Appraiser Randy Neal
Remarks Area needed for curb and gutter sidewalk and drainage improvements along Lawyers Road Property owner disagrees with the City over the value of an oak tree in the acquisition area which also has been determined to be a site obstruction by CDOT City's offer is based on an independent, certified appraisal
Zoned R17-MF **Use** Vacant Land
1991 Tax Value $ 214,510 & $ 99,580
Tax Code 135-013-15 & 13

E. **Project** Ronda Avenue Culverts, Parcel # 79
Owner(s) Margaret Gwynn, Patricia Linder, C Richard McArn, and any other parties of interest
Property Address 7200 Thermal Road
Property to be Acquired 17,355 sq ft (40 ac)
Improvements Trees
Purchase Price $ 3,700
Appraiser Charles M Creech
Remarks Permanent easements are required to make storm drainage improvements for the Ronda Avenue culvert project Compensation is based on an appraisal made on the property A title search has determined several outstanding liens exist on the property which require condemnation action to obtain clear title
Zoned R-3 **Use** Single Family/Vacant
1991 Tax Value $ 10,800
Tax Code 189-187-03

F. **Project** Ronda Avenue Culverts, Parcel #76
Owner(s) Margaret C Gwynn, Patricia M Linder, C Richard McArn, and any other parties of interest
Property Address 7200 Thermal Road
Property to be Acquired 47,150± sq ft (1 08 ac)
Improvements Trees
Purchase Price $ 4,300
Appraiser Charles M Creech
Remarks A permanent easement is required to make storm drainage improvements for the Ronda Avenue culvert project Compensation is based on an appraisal made on the property A title search has determined several outstanding liens exist on the property which require condemnation action to obtain clear title
Zoned R-3 **Use** Single Family/Vacant
1991 Tax Value $ 21,000
Tax Code 189-183-09

G. **Project** Ronda Avenue Culverts, Parcel #74
Owner(s) Margaret C Gwynn, Patricia Linder, C Richard McArn, and any other parties of interest
Property Address 717 Sebrena Place
Property to be Acquired 35 ± sq ft (0 008 ac)
Improvements Trees
Purchase Price $ 100
Appraiser Charles M Creech
Remarks A permanent easement is required to make storm drainage improvements for the Ronda Avenue culvert project Compensation is based on an appraisal made on the property A title search has determined several outstanding liens exist on the property which require condemnation action to obtain clear title
Zoned R-3 **Use** Single Family/Vacant
1991 Tax Value $ 2,500
Tax Code 189-184-09

H. **Project** Ronda Avenue Culverts, Parcel # 57
Owner(s) Allstate Construction Company and any other parties of interest
Property Address 438 Burlwood Road
Property to be Acquired 7,148 50 ± sq ft (164 ac) drainage easement
Improvements Trees
Purchase Price $ 1,800
Appraiser Charles M Creech
Remarks: A permanent drainage easement is required on this property to make storm drainage improvements for the Ronda Avenue culvert project Compensation is based on the appraisal made on the property A title search has determined several outstanding liens exist on the property which require condemnation action to obtain clear title
Zoned R-3 **Use** Vacant
1991 Tax Value $ 20,000
Tax Code 189-191-17

18. Minutes

Action: Approve minutes as follows:

- September 15, 1997 Zoning Meeting
- October 6, 1997 Council Workshop and Citizens Hearing