

RESOLUTION OF
CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA
APPROVING THE REDEVELOPMENT PLAN AND THE
FEASIBILITY OF RELOCATION FOR
PROJECT NO. N. C. R-43

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS, the Redevelopment Commission of the City of Charlotte (herein called the "Local Public Agency") has entered into a planning contract for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds were provided for the urban renewal project (herein called the "Project") identified as "Redevelopment Section No. 4, Brooklyn Urban Renewal Area, Project No. N. C. R-43" and encompassing the area bounded on the north by Independence Boulevard; on the east by portions of Baxter Street, Pearl Street and Cobbway Street; on the south by Congo Street, Ridge Street (Reading Street) and its extension to South McDowell Street; on the west by South McDowell Street, in the City of Charlotte, State of North Carolina (herein called the "Locality"); and

WHEREAS, the Local Public Agency has applied for additional financial assistance under such Act and proposes to enter into an additional contract or contracts with the Housing and Home Finance Agency for the undertaking of and for making available additional financial assistance for, the Project; and

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project area and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of the extent of building dilapidation and deterioration and inadequate provision for ventilation, light and air to residential buildings, the combination of which affects 87% or 326 of the 373 buildings in the area and the incidence of infant mortalities, tuberculosis and fires which have a higher than average concentration in this project area, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

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WHEREAS, there has been prepared and referred to the City Council of the City of Charlotte of the Locality (herein called the "Governing Body") for review and approval a Redevelopment Plan for the Project area, dated January, 1966, and consisting of 21 pages and 5 exhibits; and

WHEREAS, the Redevelopment Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Redevelopment Plan, which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as guide for the general development of the Locality as a whole; and

WHEREAS, the Charlotte-Mecklenburg Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Redevelopment Plan for the Project area and has certified that the Redevelopment Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Redevelopment Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, the Governing Body has caused to be made a competent independent analysis of the local supply of hotel and other transient housing; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of families that may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Redevelopment Plan for the Project, in conformity with the contracts for financial assistance between the Local Public Agency and the United States of America, acting by and through the Housing and Home Finance Administrator; and

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WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, Charlotte, North Carolina:

1. That it is hereby found and determined that the Project is a blighted area and qualifies as an eligible Project area under Section 110.c.1 of the Housing Act of 1949, as amended, and under the North Carolina Urban Redevelopment Law of 1951, as amended, N.C.G.S. 160-454 through 160-474.1.

2. That the Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting.

3. That it is hereby found and determined that the objectives of the Redevelopment Plan cannot be achieved through rehabilitation of the Project area.

4. That it is hereby found and determined that the Redevelopment Plan for the Project area conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Redevelopment Plan for the Project area.

6. That it is hereby found and determined that the Redevelopment Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the Area by private enterprise.

7. That it is hereby found and determined that the Redevelopment Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That it is hereby found and determined, as a result of a competent independent analysis of the local supply of transient housing, that there exists in the area a need for additional units of such housing.

9. That it is hereby found and determined that the program for the proper relocation of families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial

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facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

10. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.

11. That additional financial assistance under the provisions of Title I of the housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Redevelopment Plan for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under Title I is hereby approved.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 7th day of February, 1966, the reference having been made in Minute Book 46, beginning at Page 388, and recorded in full in Resolutions Book 5, beginning at Page 204.

Lillian R. Hoffman
City Clerk

RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR ACQUISITION OF PROPERTY OF ANN HOWARD BUMGARDNER AND HUSBAND, AMOS S. BUMGARDNER, LOCATED AT 908 EAST NINTH STREET FOR NORTHWEST EXPRESSWAY.

WHEREAS, the City Council finds as a fact that it is necessary to acquire certain property of Ann Howard Bumgardner and husband, Amos S. Bumgardner, located at 908 East Ninth Street in the City of Charlotte for right of way purposes for the Northwest Expressway Project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte that, pursuant to Section 7.81, Chapter 713 of the 1965 Session Laws of North Carolina, condemnation proceedings are hereby authorized to be instituted against the property of Ann Howard Bumgardner and husband, Amos S. Bumgardner, located at 908 East Ninth Street in the City of Charlotte under the procedures set forth in Article 9, Chapter 136 of the General Statutes of North Carolina, as amended; and

BE IT FURTHER RESOLVED that Seven Thousand Dollars and No/100 (\$7,000.00), the amount of the appraised value of said property, is hereby authorized to be deposited in the Office of the Clerk of Superior Court of Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

Approved as to form:

Acting City Attorney

Read, Approved, and Adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 7th day of February, 1966, the reference having been made in Minute Book 46, at Page 397, and recorded in full in Resolutions Book 5, at Page 208.

Lillian R. Hoffman
City Clerk

RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR ACQUISITION OF PROPERTY OF MARGARET E. BRYAN AND FRANCES BRYAN PATTON AND SPOUSE, JOHN R. PATTON, LOCATED AT 1012-14 HALEY PLACE FOR NORTHWEST EXPRESSWAY

WHEREAS, the City Council finds as a fact that it is necessary to acquire certain property of Margaret E. Bryan, and Frances Bryan Patton and spouse, John R. Patton, located at 1012-14 Haley Place in the City of Charlotte for right of way purposes for the Northwest Expressway Project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte that, pursuant to Section 7.81, Chapter 713 of the 1965 Session Laws of North Carolina, condemnation proceedings are hereby authorized to be instituted against the property of Margaret E. Bryan, and Frances Bryan Patton and spouse, John R. Patton, located at 1012-14 Haley Place in the City of Charlotte under the procedures set forth in Article 9, Chapter 136 of the General Statutes of North Carolina, as amended; and

BE IT FURTHER RESOLVED that Six Thousand Five Hundred Dollars and no/100 (\$6,500.00), the amount of the appraised value of said property, is hereby authorized to be deposited in the Office of the Clerk of Superior Court of Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

Approved as to form:

Acting City Attorney

Read, Approved and Adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 7th day of February, 1966, the reference having been made in Minute Book 45, at Page 398, and recorded in full in Resolutions Book 5, at Page 209.

Lillian R. Hoffman
City Clerk

RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR ACQUISITION OF PROPERTY OF W. D. HYLAND, LOCATED AT 512 INDEPENDENCE BOULEVARD FOR NORTHWEST EXPRESSWAY.

WHEREAS, the City Council finds as a fact that it is necessary to acquire certain property of W. D. Hyland, located at 512 Independence Boulevard in the City of Charlotte for right of way purposes for the Northwest Expressway Project; and

WHEREAS, the City has in good faith undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owner for the purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte that, pursuant to Section 7.81, Chapter 713 of the 1965 Session Laws of North Carolina, condemnation proceedings are hereby authorized to be instituted against the property of W. D. Hyland, located at 512 Independence Boulevard in the City of Charlotte under the procedures set forth in Article 9, Chapter 136 of the General Statutes of North Carolina, as amended; and

BE IT FURTHER RESOLVED that Seven Thousand Eight Hundred Dollars and No/100 (\$6,800.00), the amount of the appraised value of said property, is hereby authorized to be deposited in the Office of the Clerk of Superior Court of Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

Approved as to form:

Acting City Attorney

Read, Approved, and Adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 7th day of February, 1966, the reference having been made in Minute Book 46, at Page 398, and recorded in full in Resolutions Book 5, at Page 210.

Lillian R. Hoffman
City Clerk