

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-60

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of the Department of Housing and Urban Development 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 Secretary of the Department of Housing and Urban Development, pursuant to which Federal funds were provided for the urban renewal project (herein called the "Project") identified as "Redevelopment Section No. 5, Brooklyn Urban Renewal Area, Project No. N. C. R-60" and encompassing the area bounded on the northeast by East Stonewall Street and Independence Boulevard; on the southeast by South McDowell Street; on the southwest by rear lines of properties fronting on East Morehead Street, Royal Court, and Kent Street, Star Street, South Davidson Street, East Vance Street, rear property line of properties fronting on South Caldwell Street; common rear line between properties fronting on East Morehead Street, and properties fronting on East Liberty Street; East Liberty Street, and on the northeast by the Southern Railroad, 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 Department of Housing and Urban Development 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

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residential buildings, the combination of which affects 83% or 288 of the 345 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

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 May, 1966, and consisting of 22 pages and 6 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 ^{individuals and} 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 ^{individuals and} 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

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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 Secretary of the Department of Housing and Urban Development; and

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 ^{individuals and} families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with

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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 ^{individuals and} families are at least equal in number to the number of displaced ^{individuals and} families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced ^{individuals and} families in the Project area, are available at rents or prices within the financial means of the displaced ^{individuals and} 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 6th day of June, 1966, the reference having been made in Minute Book 47, and recorded in full in Resolutions Book 5, beginning at Page 274.

Lillian R. Hoffman
City Clerk

RESOLUTION APPROVING PRELIMINARY ASSESSMENT ROLL FOR IMPROVEMENTS COMPLETED ON GALAX DRIVE, LEAFMORE DRIVE, CLINTWOOD DRIVE, AND BARRYMORE DRIVE, AND PROVIDING FOR NOTICE AND PUBLIC HEARING ON CONFIRMATION THEREOF

WHEREAS, pursuant to petition of the owners of abutting property, the City Council, on the 19th day of November, 1962, adopted a resolution ordering that Galax Drive from Leafmore Drive to existing pavement, Leafmore Drive from Galax Drive to Clintwood Drive, Clintwood Drive from Leafmore Drive to Braintree Drive (now Barrymore Drive), and Braintree Drive (now Barrymore Drive) from Clintwood Drive to Galax Drive be permanently improved by installation of storm drainage facilities, construction of roll type curb and gutter, and paving with base course and surface course; and

WHEREAS, said improvements have been completed and the City Council has ascertained the total cost thereof and has caused to be prepared a preliminary assessment roll therefor; and

WHEREAS, assessments for the improvements have been paid for all but five lots abutting the improvements;

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

1. That the total cost of the aforesaid improvements assessable against the owners of abutting property is \$18,503.90, all of which has been paid except the sum of \$3,969.81 to be assessed against the remaining five lots abutting the improvements.

2. That the preliminary assessment roll for said improvements is hereby deposited in the office of the City Clerk for inspection by parties interested. This preliminary assessment roll lists the names of persons owning the lots against which assessments are chargeable, including those which have been paid and the owners of the five lots whose assessments remain unpaid, the amount assessed against them and the lots or parcels of land assessed.

3. That the City Council will meet at 3:00 o'clock p.m., on the 20th day of June, 1966, in the Council Chamber in the City Hall for the hearing of allegations and objections in respect to said preliminary assessment prior to confirmation or correction thereof at said meeting.

4. That notice of the completion of said preliminary assessment roll, setting forth in general terms a description of said improvements and the time fixed for the meeting of the City Council for the hearing of allegations and objections in respect to this assessment, shall be published at least ten days prior to said meeting, as provided by law.

Approved as to form:

J. W. Kiser
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 6th day of June, 1966, the reference having been made in Minute Book 47, and recorded in full in Resolutions Book 5, at Page 278.

Lillian R. Hoffman
City Clerk

RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR LOCAL IMPROVEMENTS ON GALAX DRIVE, LEAFMORE DRIVE, CLINTWOOD DRIVE, AND BARRYMORE DRIVE.

WHEREAS, Galax Drive from Leafmore Drive to existing pavement, Leafmore Drive from Galax Drive to Clintwood Drive, Clintwood Drive from Leafmore Drive to Barrymore Drive, and Barrymore Drive from Clintwood Drive to Galax Drive have been improved by installation of storm drainage facilities, construction of roll type curb and gutter, and paving with base course and surface course; and

WHEREAS, the City Council has approved the preliminary assessment roll for said improvements; has deposited same in the City Clerk's office for public inspection; has caused notice of hearing thereon to be published; and has held a public hearing thereon, all pursuant to the City Charter and the General Statutes of North Carolina; and

WHEREAS, the resolution ordering the making of these improvements adopted November 19, 1962, provided that the first installment, with interest, would become due and payable 60 days after the date of the confirmation of the assessment roll and one subsequent installment and interest would be due and payable on the same day of the month in each successive year until the assessment is paid in full; and

WHEREAS, the City Council desires to change the due date of the installments to require that the first installment, with interest, will become due and payable on the date on which taxes are due and payable, and one subsequent installment with interest to become due and payable on said date in each successive year until the assessment is paid in full.

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

1. That the preliminary assessment roll for improvements completed on Galax Drive from Leafmore Drive to existing pavement, Leafmore Drive from Galax Drive to Clintwood Drive, Clintwood Drive from Leafmore Drive to Barrymore Drive, and Barrymore Drive from Clintwood Drive to Galax Drive, heretofore approved by resolution adopted June 6, 1966, is hereby confirmed at 3:35 o'clock, p.m., this 20th day of June, 1966, and is hereby made the final assessment roll for said improvements.

2. That the City Clerk is hereby directed to enter on the minutes of the City Council and the assessment roll, the date, hour and minute of the confirmation thereof and to deliver a copy of said assessment roll to the City Tax Collector for collection pursuant to law.

3. That, after the expiration of twenty (20) days from this date, the City Tax Collector shall cause to be published one time in some newspaper published in the City a notice that any assessments contained in said assessment roll may be paid in full to the City Tax Collector without interest thereon at any time before the expiration of thirty (30) days from the date of such publication, or, at the option of the property owners, to be exercised by giving written notice

to the City Tax Collector within said thirty (30) days, may be paid in not less than two (2) or more than ten (10) equal annual installments, with interest thereon at six per cent (6%) per annum, the first installment with interest to become due and payable on the date on which taxes are due and payable, and one subsequent installment with interest shall be due and payable on said date in each successive year until the assessment is paid in full.

Approved as to form:

J. W. Kreis
City Attorney

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Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 6th day of June, 1966, the reference having been made in Minuté Book 47, at Page 216, and recorded in full in Resolutions Book 5, at Page 279.

Ruth Armstrong
Deputy City Clerk