A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF CHARLOTTE TO EXECUTE A LEASE AGREEMENT WITH THE CHILDREN'S THEATRE OF CHARLOTTE, INC. FOR CITY-OWNED PROPERTY LOCATED AT 1017 EAST MOREHEAD STREET.

WHEREAS, the City Council of the City of Charlotte has determined that City-owned property located at 1017 East Morehead Street, being that parcel of land formerly occupied by the Veterans' Recreation Center, will not be needed for City purposes for the next five (5) years; and

WHEREAS, the City Council, at its regular session on January 17, 1972, requested the City administrative staff to negotiate a lease for the rental of the abovementioned parcel of land with the Children's Theatre of Charlotte, Inc. for a period of five (5) years; and

WHEREAS, the said staff and the Children's Theatre of Charlotte, Inc. have negotiated the terms of a lease, and the same having been advertised in a local newspaper on March 31, 1972, pursuant to North Carolina General Statute 160A-272.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, at its regularly scheduled meeting of April 10, 1972, that the Mayor of the City of Charlotte is hereby authorized to execute a Lease Agreement with the Children's Theatre of Charlotte, Inc., for the premises designated as 1017 East Morehead Street for a five year term.

Resolved, this 10th day of April, 1972.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of April, 1972, the reference having been made in Minute Book 57, and recorded in full in Resolutions Book 8, Page 222.

Ruth Armstrong, City Clerk

RESOLUTION OF CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA, APPROVING THE REDEVELOPMENT PLAN AND THE FEASIBILITY OF RELOCATION FOR NEIGHBORHOOD DEVELOPMENT PROJECT NO. N. C. A-3(1)

WHEREAS under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Neighborhood Development Programs; and

WHEREAS it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plans for the respective urban renewal areas comprising the Neighborhood Development Program be approved by the Governing Body of the locality in which the areas are 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 Program to be undertaken in accordance with the Urban Renewal Plans; (2) the Urban Renewal Plans will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal areas by private enterprise; (3) the Urban Renewal Plans conform to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plans give 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 sites covered by the Plans; and

WHEREAS it is desirable and in the public interest that the Redevelopment Commission of the City of Charlotte (herein called the "Local Public Agency") undertake and carry out Neighborhood Development Project No. N. C. A-3(1), Third Ward Urban Renewal Area (herein called the "Project"), and encompassing the area bounded on the northeast by the Southern Railroad; on the southwest by the Seaboard Railroad; on the northwest by Irwin Creek and the North-South Expressway; and on the northeast by Elmwood Cemetery and West Fifth Street, in the City of Charlotte, State of North Carolina (herein called the "Locality"); and

WHEREAS the Local Public Agency has applied for financial assistance under such Act and proposes to enter into a contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for, the Program; and

WHEREAS the Local Public Agency has made studies of the location, physical condition of structures; land use; environmental influences; and social, cultural, and economic conditions of the urban renewal area comprising the Project 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 users thereof and of the Locality at large, because of the extent of building dilapidation, deterioration, age and/or obsolescence to a degree that they are not worthy of conservation and inadequate provision for ventilation, light, air, sanitation or open spaces, and the existence of conditions which endanger life or property by fire or other causes, the combination of which affects 75.8% or 318 of the 419 buildings in the 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 Locality (herein called the "Governing Body") for review and approval a Redevelopment Plan for the urban renewal area, which also constitutes the Urban Renewal Plan for this project, dated March, 1972, and consisting of 30 pages and 7 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 a 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 urban renewal area comprising the Project 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 Local Public Agency has prepared and submitted a program for the relocation of businesses 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 which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the areas comprising the project 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 urban renewal area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced by the Project 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 Secretary 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 activities and undertaking with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin; and

WHEREAS in order for the Local Public Agency to implement and effectuate the Redevelopment Plan, the assistance of both the Department of Housing and Urban Development and the City of Charlotte is required; namely, of the Department of Housing and Urban Development by lending funds needed to defray the gross cost of the Project, and upon completion of the Project and repayment of said loan, by contributing two-thirds (2/3) of the net cost of the Project; and of the City of Charlotte making certain local grants-in-aid

(as specified by Title I of the Housing Act of 1949, as amended) or cash grants-in-aid as hereinafter provided in a total amount equal to at least one-third (1/3) of the net cost of the Project:

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

1. That it is hereby found and determined that the urban renewal area comprising the Project is a blighted area and qualifies as an eligible area under North Carolina Urban Redevelopment Law of 1951, as amended, N. C. G. S. 160-454 through 160-474.2.

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 where clearance is proposed that the objectives of the Redevelopment Plan cannot be achieved through more extensive rehabilitation of portions of the urban renewal area comprising the Project.

4. That it is hereby found and determined that the Redevelopment Plan for the Project 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 contracts 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 area comprising the Project.

6. That it is hereby found and determined that the Redevelopment Plan for the urban renewal area comprising the Project will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the 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 that the Program for the proper relocation of individuals and families displaced in carrying out the Redevelopment Plan in decent, safe, and sanitary locations in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such locations available or to be made available to such displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the locations of the displaced individuals and families in the area comprising the Project, are available at rents or prices within the financial means of the displaced individuals and families, and are accessible to their places of employment.

9. 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 amended Redevelopment Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the amended Redevelopment Plan.

10. That in order to assist the Local Public Agency in the undertaking of the Project and the effectuation of the Redevelopment Plan, the City of Charlotte agrees to make grants-in-aid or to provide cash payments from sources other than taxes levied by the City in a total amount equal to at least one-third (1/3) of the net cost of the Project, which are estimated on the basis of surveys and plans heretofore made by the Local Public Agency to be required in the total amount of $498,033. Such grants-in-aid shall consist of items including but not limited to such items as demolition and removal work, site improvements, such as, streets, storm drainage, sanitary sewers, water distribution, street lights-engineering, alarm boxes, street signs and signals, street trees, and site grading, and supporting facilities.

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 area comprising the Project to be renewed in accordance with the Redevelopment Plan for the Project, and accordingly, the proposed Project and the annual increment are approved and the Local Public Agency is authorized to file an application for financial assistance under Title I.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular sesson convened on the 10th day of April, 1972, the reference having been made in Minute Book 57, and recorded in full in Resolutions Book 8, beginning on Page 223.

Ruth Armstrong
City Clerk

A RESOLUTION AUTHORIZING THE REFUND OF CERTAIN TAXES

Reference is made to the schedule of "Taxpayers and Refunds Requested" attached to the Docket for consideration of the City Council. On the basis of that schedule, which is incorporated herein, the following facts are found:

1. The City-County Tax Collector collected taxes from the taxpayers set out on the list attached to the Docket.

2. The City-County Tax Collector has certified that those taxpayers made demand in writing for refund of the amounts set out on the schedule within eight years from the date the amounts were due to be paid.

3. The amounts listed on the schedule were collected through clerical error or by a tax illegally levied and assessed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session assembled this 10th day of April, 1972, that those taxpayers listed on the schedule of "Taxpayers and Refunds Requested", be refunded the amounts therein set out and that the schedule and this resolution be spread upon the minutes of this meeting.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, Approved, and Adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of April, 1972, the reference having been made in Minute Book 57, and recorded in full in Resolutions Book 8, Page 227.

Ruth Armstrong, City Clerk

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A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR THE ACQUISITION OF PROPERTY BELONGING TO THE HEIRS OF THE ESTATE OF WATSON A. BOYD, LOCATED AT 1804 WAYT STREET IN THE CITY OF CHARLOTTE FOR SMALL PARKS PROJECTS, NC OSC-51.

WHEREAS, the City Council finds as a fact that it is necessary to acquire certain property belonging to the Heirs of the Estate of Watson A. Boyd, located at 1804 Wayt Street in the City of Charlotte, Mecklenburg County, for the purpose of establishing, maintaining and building a public park; 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, and in addition, has been unable to determine the number and location of the heirs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte that, pursuant to Section 7.81 of Chapter 713 of the 1965 Session Laws of North Carolina, as amended, and under the authority conferred in North Carolina General Statute 160A-241, condemnation proceedings are hereby authorized to be instituted against the property of the Heirs of the Estate of Watson A. Boyd, located at 1804 Wayt Street in the City of Charlotte, Mecklenburg County, under the procedures set forth in Article 2 of Chapter 40 of the General Statutes of North Carolina, as amended.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

CERTIFICATION

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10th day of April, 1972, reference having been made in Minute Book 57, page ____, and recorded in full in Resolutions Book 8, at page 228.

Witness my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 1972.

Ruth Armstrong, City Clerk

TAXPAYERS AND REFUNDS REQUESTED

NAME	AMOUNT OF REFUND REQUESTED	REASON
Sales Consultants of Charlotte	$ 50.00	Illegal levy
Robert Half Personnel Agencies	50.00	Illegal levy
Permanent Careers, Inc.	50.00	Illegal levy
S-H-S International of Charlotte	50.00	Illegal levy
Crane Personnel Associates	50.00	Illegal levy
Queen City Television Service Co., Inc.	286.18	Illegal levy
Eleanor T. Hanrahan	65.60	Illegal levy
Janet E. Routh	12.83	Clerical error
Sandra Stelling Summerville	25.42	Clerical error
Queen City Television Service Co., Inc.	312.87	Illegal levy
Clem Alexander Caldwell	3.81	Clerical error
Myrtice Doty Curtis	15.06	Clerical error
Patricia Ann Massey	9.84	Clerical error
Mary Syhtle Osborne	24.48	Clerical error
Mildred Heston Shipman	9.82	Clerical error
Johnnie Raymond Westbery	12.71	Clerical error
William Olin McDonald	25.79	Illegal levy
Jane Thompson Murray	70.84	Clerical error
	$ 1,125.25	