



Charlotte CENTER CITY Partners

## Board of Directors Meeting

Wake Forest Charlotte

May 10, 2012

3:00 - 5:00 pm

## Agenda

### Executive Session

- Welcome
- Todd Johnson – President  
Wake Forest University Executive Board

**Todd Mansfield**

### Chairman's Report

- Welcome
- Minutes Approval (*Action Required*)
- Financial Report
- Budget FY13 (*Action Required*)
- Board Recognition
- Board Class FY13 (*Action Required*)

**Todd Mansfield**

**Bob Hambright**

**Todd Mansfield**

### President's Report

**Michael Smith**

### 7<sup>th</sup> Street Public Market

**Robert Krumbine**

### Marketing & Events

- Vision Awards
- Presbyterian Hospital July 4<sup>th</sup> Spectacular

**Darrel Williams**

### Planning & Development

- 2020 Vision Plan Executive Summary
- ULI (Urban Land Institute) Conference
- NC American Planning Association Award

**David Furman**

### Historic South End

- Events
- HSE Strategic Vision

**Rick Thurmond**

### Neighborhood Development

**Rob Cummings**

### Public Safety

- New Central Division team

**Major Jeff Estes**

### New Business

**Todd Mansfield**

### Next Board Meeting

Thursday, August 23

TBD

3:00 - 5:00 pm

**Board of Directors Meeting**  
Foundation for the Carolinas Pavilion  
February 16, 2012

**Minutes**

**Attendees:** Todd Mansfield, Chair; Pierre Bader, Debra Campbell, Ann Caulkins, Robert Cummings, Bobby Drakeford, David Furman, Harvey Gantt, Bob Hambright, Patsy Kinsey, Michael Marsicano, Bob Morgan, Scott Provancher, Ernie Reigel, Jennifer Roberts, Richard Thurmond, Krista Tillman, Curt Walton, Eulada Watt & Tony Zeiss

**Chairman's Report**

Todd Mansfield called the meeting to order at 3:05 pm. Michael Marsicano gave an overview of the FFTC's new headquarters and invited the board and others to tour the building at the conclusion of the meeting. Tom Murray, CEO of the CRVA and City Councilman James Mitchell were announced as new board members. James will represent the City; Patsy Kinsey will be an at-large member of the board.

The minutes from December 1, 2011 were approved as written.

**Financial Report**

Bob Hambright gave a report on the year-to-date financials as of January 31, 2012. Charlotte Center City Partners and Charlotte ArtsFest, Inc. consolidated net revenues over expenses were ahead of budget with a positive variance of \$43,468. Revenue was \$246,592 favorable to budget and expenses were \$203,124 unfavorable to budget. The large variances in revenue and expenses were primarily from the Wells Fargo Community Celebration which was not in the budget.

**Program of Work**

Todd reviewed CCCP's accomplishments for FY12. Michael reviewed the FY 13 Program of Work which was unanimously approved.

**President's Report**

Michael Smith gave an update on the Democratic National Convention activities. CCCP's role will be: communications with Uptown stakeholders, partnering on marketing and communications initiatives, and partnering with the City on issues, such as events and permitting, as needed.

**Baseball Update**

CCCP continues to work with the Charlotte Knights to help build a AAA ballpark in Third Ward. The first deadline for the County lease agreement is March 31. Financing commitments to build the ballpark must be completed by June 30 and the team must break ground no later than October 1. Under those terms, the Knights would play ball uptown in 2014.

**ULI**

The Urban Land Institute conference will be held in Charlotte from May 8 – 10. CCCP will create a brochure that highlights potential development opportunity sites.

**Envision Charlotte**

Envision Charlotte has an interim Program Director, Greg Johnson. The program is close to launching a second model program around water with major partners. Smart Energy Now kiosks have been installed in 64 office buildings Uptown and Envision is now activating the program by training and marketing for "energy champions" in buildings to lead the behavior change to help reduce energy consumption.

**National PR**

Since the National PR initiative began in November 2010, 45 stories have aired or been printed for a total of more than 135 million media impressions and an editorial financial impact of more than \$2.1 million. There have been 3 national story bookings in the last 2 weeks. A media trip for primarily foreign journalists has been scheduled for May 1-2. The trip will focus on Healthcare and bio/life sciences.

**Real Change**

Real Change is CCCP's education initiative to address panhandling and back-door restaurant feedings. The team has worked with our partners at the City, County, CRVA, Urban Ministry Center and Men's Shelter of Charlotte to install the posters in the kiosks and have begun taking the message to internal audiences, including the Boards of the HTA, CRVA, Homeless Services Network, Charlotte Mecklenburg Coalition on Housing and the Hospitality Forum.

**Bike Share**

In partnership with CDOT, CCCP has begun exploring the possibility of adding a Bike Share program in our urban core. Research is now underway on the cost, what cities have launched Bike Share programs successfully, how their programs worked and why they worked. CCCP is also researched various models of operating a Bike Share program to test the feasibility in Charlotte.

### **Index Card Review**

The CCCP marketing/communications team has produced an index card to explain the work of Center City Partners at a glance. The card can fit in a wallet or pocket, just like a business card. On the front explains "who we are". On the inside describes "what we do" and the economic development case for "why the CBD – Central Business District". The back of the card lists high impact initiatives for 2012.

### **BVC Playground Build**

The Tenth Anniversary Business Volunteer Council Playground Build will be held on Wednesday, April 25 to benefit the Paw Creek Elementary School. This build is one that Center City Partners, Wells Fargo (and legacy Wachovia) and Carolinas Healthcare System have partnered to lead for the last 10 years.

### **Liberty Walk**

Dr. Tony Zeiss presented the Charlotte Liberty Walk. The walk will be dedicated on May 18<sup>th</sup> at Noon. The City's contributions will be 60k. The May 20<sup>th</sup> Foundation asked CCCP and ASC for 30K each. The board approved CCCP's \$30K contribution and the commitment to manage the procurement process.

### **Marketing & Events**

Robert Krumbine reported that the Vision Awards will be held on April 19, the theme is "Shaping the Urban Century." He also reported that the Holidays in the City marketing blitz received over 58 million impressions.

### **Historic South End**

Rick Thurmond reported that the HSE board committee will meet on February 22. Ted Boyd then updated the board on a host of planned events including: the HSE Workshop, which will present results collected from the community charrette on March 29 and Charlotte Craft Beer Week, is scheduled for March 19-25. On April 28 there will be a community volunteer day and will conclude with Fashion Soul.

### **Public Safety**

Captain Estes reported that crime remain low in the central division. Property crimes are down 5% and violent crimes are down 7%.

### **Economic Development**

Tracy Dodson reported that there is new availability along N. Tryon, Chiquita has finalized their lease, E2 Opened, and Roosters will open in March. The next broker forum will be held in South End. This effort has been very useful in reminding the broker community about the resources CCCP offers.

### **Planning & Development**

David Furman reported that the 2020 committee will establish an implementation process which includes setting up the organizational structure to help carry ideas forward. The process will include public and private sector partners, our Board and the CCCP Planning & Development Committee. CCCP has already begun to implement two (2) plan recommendations: Gold Rush Study and I-277 loop study.

### **7<sup>th</sup> Street Public Market**

200 people including the Mayor, our funding sponsors and other elected officials attended the soft opening on December 6<sup>th</sup>. The Market now has 20 producers selling fresh produce at The Farm Stand and 11 vendors in the market. Some vendors have been delayed due to permitting and are working through that process. At least 5 more are expected to open within the next month and a half.

### **Neighborhood Development**

Rob Cummings updated the Board on Friends of Fourth Ward's Safe Neighborhood Committee which is an effort to encourage residents to be more vigilant in reporting crimes. Darlene Heated reported that the Charlotte Green Team event, held at the 7<sup>th</sup> Street Public Market, drew over 100 attendees who took the opportunity to network and learn and share sustainability educations.

### **New Business**

No New business

Adjourned 5:06 p.m.

## Charlotte Center City Partners

**TO:** Board of Directors  
**FROM:** Michael J. Smith  
**DATE:** May 10, 2012  
**SUBJECT:** Financial Report Dated April 30, 2012

---

This memo provides the consolidated statement of activities for Charlotte Center City Partners and Charlotte ArtsFest, Inc. for FY12 year to date with comparisons to FY11.

Charlotte Center City Partners has budgeted FY12 revenue of \$3,725,433. MSD allotment from the City is projected to be \$3,076,933. CCCP revenue from programs, projects and events is projected to be \$223,500.

Additional revenues include Charlotte ArtsFest, Inc. with revenue budgeted at \$425,000 which includes two major ArtsFest Events: Time Warner BBQ & Blues and First Night Charlotte. CCCP is committed to raising \$374,000 for the Gold Rush Shuttle.

Charlotte Center City Partners budgeted FY12 expenses of \$3,765,433. The budgeted shortfall of revenue over expenses is \$40,000 which is 2020 Center City Vision Plan expenses that are funded with prior year grants.

### **Overall Results**

Year to date, April 30, 2012, Charlotte Center City Partners and Charlotte ArtsFest, Inc. consolidated net revenues over expenses is ahead of budget with a positive variance of \$156,215. Revenue is \$401,630 favorable to budget and expenses are \$245,415 unfavorable to budget. The large variances in revenue and expenses are primarily from the Wells Fargo Community Celebration, which was not budgeted. One factor driving the positive revenue variance is \$121,417 received as a result of the MSD revenue reconciliation for FY11.

### **Program and Projects**

Program and Projects revenue and expenses are \$19,071 favorable to budget due to \$30,000 received for Charlotte Liberty Walk and only \$11,000 spent on the project as of April 30, 2012.

### **Planning and Development**

Planning and Development revenue and expenses are on budget.

### **Events**

Event revenue and expenses are \$7,392 favorable to budget due to additional sponsor revenue and control of expenses on July 4, 2011, the 2011 IDA Conference and Holidays in the City.

### **Personnel expenses**

Personnel expenses are \$19,833 favorable to budget primarily due to timing of hiring a Director of Research.

### **Quarters**

Quarters expenses are on budget.

### **General Operating Expenses**

Operating expenses are on budget.

### **Investment Account**

The CCCP Investment Account had a value of \$915,208 on April 30, 2012. This is in comparison to a value of \$899,061 on June 30, 2011 and \$922,796 on April 30, 2011.

### **Charlotte ArtsFest Events**

Charlotte ArtsFest ended the year \$11,177 negative to budget.

Charlotte Center City Partners

Statement of Activities  
as of

April 30, 2012

	Actual 04/30/12 YTD	Budget 04/30/12 YTD	Actual to Budget Variance (Unfavorable)	Variance (Unfavorable)	Actual 04/30/11 YTD	Budget FY12 YrEnd
<b>Revenues</b>						
MSD 1	1,052,246	1,002,953	49,293	5%	951,880	1,002,953
MSD 2	571,360	538,512	32,848	6%	488,882	538,512
MSD 3	1,005,412	984,163	21,249	2%	964,217	984,163
MSD 4	569,331	551,305	18,026	3%	560,162	551,305
<b>Total Tax Revenue</b>	<b>3,198,350</b>	<b>3,076,933</b>	<b>121,417</b>	<b>4%</b>	<b>2,965,141</b>	<b>3,076,933</b>
Program & Projects	40,053	9,583	30,470	318%	15,449	11,500
Planning & Development	-	-	-	0%	265,500	-
Events	241,640	204,500	37,140	18%	237,675	212,000
<b>Total Program Income</b>	<b>281,693</b>	<b>214,083</b>	<b>67,610</b>	<b>32%</b>	<b>518,624</b>	<b>223,500</b>
<b>Total Ordinary Income</b>	<b>3,480,043</b>	<b>3,291,016</b>	<b>189,027</b>	<b>6%</b>	<b>3,483,765</b>	<b>3,300,433</b>
ArtsFest Sponsorships	637,603	425,000	212,603	50%	430,167	425,000
<b>Total Income</b>	<b>4,117,647</b>	<b>3,716,016</b>	<b>401,630</b>	<b>11%</b>	<b>3,913,932</b>	<b>3,725,433</b>
<b>Expenses</b>						
Personnel	1,342,622	1,362,455	19,833	1%	1,339,135	1,870,241
Program & Projects	400,129	388,730	(11,399)	-3%	304,933	513,713
Planning & Development	197,634	197,630	(4)	0%	263,328	287,500
Events	248,087	218,340	(29,748)	-14%	236,197	236,673
Quarters	165,923	164,908	(1,015)	-1%	159,536	180,172
Operating	207,359	208,056	697	0%	252,645	252,134
<b>Total Operating Expenses</b>	<b>2,561,754</b>	<b>2,540,119</b>	<b>(21,635)</b>	<b>-1%</b>	<b>2,555,774</b>	<b>3,340,433</b>
ArtsFest Expenses	648,780	425,000	(223,780)	-53%	417,191	425,000
<b>Total Expenses</b>	<b>3,210,534</b>	<b>2,965,119</b>	<b>(245,415)</b>	<b>-8%</b>	<b>2,972,965</b>	<b>3,765,433</b>
<b>Net Revenues over Expenses</b>	<b>907,113</b>	<b>750,898</b>	<b>156,215</b>	<b>21%</b>	<b>940,967</b>	<b>(40,000)</b>

Note: CCCP is committed to raising \$374,000 for the Gold Rush.

# Charlotte Center City Partners

## Balance Sheet

as of April 30, 2012  
and June 30, 2011

	Apr 30, 2012	Jun 30, 2011
<b>ASSETS</b>		
Cash & Cash Equivalents: Operating	164,393	781,037
Cash & Cash Equivalents: Invest. Savings	1,653,908	169,106
Cash & Cash Equivalents: Security Deposits	13,655	13,520
Prepaid Expenses	-	53,472
Due from ArtsFest	44,321	1,097
Due from Charlotte City Market	832	287
Contributions Receivable: Gold Rush	203,180	294,000
Current Accounts Receivable	101,416	235,533
<b>Total Current Assets</b>	<b>2,181,705</b>	<b>1,548,052</b>
Property & Equipment	534,246	455,198
Accumulated Depreciation	(321,551)	(284,535)
<b>Net Property &amp; Equipment</b>	<b>212,695</b>	<b>170,663</b>
Long-Term Note Receivable- Artfest, Inc	247,000	247,000
Reserve Funds	915,208	899,061
<b>Total Other Assets</b>	<b>1,162,208</b>	<b>1,146,061</b>
<b>TOTAL ASSETS</b>	<b>3,556,608</b>	<b>2,864,775</b>
<b>LIABILITIES &amp; NET ASSETS</b>		
<b>Liabilities</b>		
Accounts Payable	112,823	205,166
Unearned & Deferred Income	126,200	177,000
Accrued Expenses	14,901	71,852
<b>Total Liabilities</b>	<b>253,924</b>	<b>454,018</b>
<b>Net Assets</b>		
<b>Unrestricted</b>		
Undesignated	1,260,697	681,085
Board designated	915,208	899,061
	2,175,904	1,580,146
Temporarily Restricted	251,000	251,000
YTD Net Revenues Over Expenses	875,779	579,611
<b>Total Equity</b>	<b>3,302,684</b>	<b>2,410,757</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,556,608</b>	<b>2,864,775</b>

## Charlotte Center City Partners

**TO:** Board of Directors  
**FROM:** Michael J. Smith  
**DATE:** May 10, 2012  
**SUBJECT:** 2012-13 Proposed Budget

---

I present for your consideration the attached operating budget for the consolidated operations of Charlotte Center City Partners (CCCP) and Charlotte ArtsFest, Inc. (CAF), now CCCP Community Trust (CCCPCT) for FY13. Listed below is a summary of the major assumptions behind the 2012-13 operating budget. The most significant risk inherent in this budget is a possible revenue shortfall for grants and sponsorships for multiple events. This risk is mitigated by our ability to control and reduce related costs if we anticipate any revenue shortfall.

### **Revenues**

Charlotte Center City Partners is budgeting FY13 revenue of \$4,277,510. The MSD allotment from the City, which is 75% of total revenues, is projected to be \$3,200,010. CCCP Initiatives revenue from grants, sponsorships and advertising which funds programs, projects and events is projected to be \$288,500. CCCP has committed to raise \$364,000 for the operation of the Gold Rush Shuttle for FY13. CCCPCT revenue is projected at \$425,000.

The major revenue assumptions of this budget are the following:

- CCCP operating revenue is projected to decrease by 2.42% over FY12 year-end revenue largely due to one-time funding of the 2020 Center City Vision Plan deferred from the prior year.
- MSD 1-4 funding increased \$123,077 from FY12 to FY13. CCCP is forecasting based on analysis of revenues received over the last 4 years.
- We brought in 1 new funding partner for the Gold Rush and have signed a contract through FY12 with CATS and will negotiate a new contract for FY13 by June 30.
- We are conservatively forecasting a decrease in events revenue of \$13,015 or 5.4%.
- The overall revenue projection for CAF/CCCPCT is \$425,000 to reflect revenue from Time Warner Cable BBQ and Blues and First Night Charlotte. FY12 year-end revenue was \$637,603. The 33% difference is due to a one-time community arts celebration that was not in the FY12 budget.

### **Expenses**

Charlotte Center City Partners is proposing an FY13 expense budget of \$4,277,510.

The major assumptions of this expense budget are the following:

- Personnel expenses reflect merit salary increases of 1.82%. Total payroll, excluding benefits, taxes and fees increase 5.7% for FY13. The overall increase of personnel costs is 6.73% over FY12 budget. Employee medical care rates are projected to increase 12% in FY13. Dental, life and disability rates are projected to increase 5% in FY13.
- Expenses for Program and Projects will decrease by \$32,139 or 6.1% due to the reallocation of HSE funds to different budget categories including Economic Development, Planning and Development and others and one time expenses funded in FY12.
- Planning and Development will decrease by more than \$115,642 or 26.9%. This reflects the final funding of the 2020 Vision Plan in FY12; however it includes an increase in research work in FY13.
- Events expenses will decrease by 5.78% or \$15,445. This moves in tandem with our decrease in sponsorship revenue.

- Quarters expenses increase by 6% to reflect scheduled rent escalations and forecasted increases in Common Area Maintenance.
- General Operating expenses reflect a decrease of \$10,191 or 4%. We are continuing to solicit quotes for all eligible service agreements, according to CCCP's procurement. We acquired a VOIP telephone service in FY12 which has helped reduce costs.
- CAF/CCCPCT expenses are projected to be \$425,000 for Time Warner Cable BBQ and Blues and First Night Charlotte.
- CCCP has committed to raise \$364,000 for the operation of the Gold Rush Shuttle for FY13 which will be paid to the City during the 2<sup>nd</sup> half of the fiscal year.

### **Capital**

Charlotte Center City Partners is proposing a FY13 capital budget of \$25,712. Under New Computers and Software, we propose the purchase of computers in accordance with our 3-year replacement cycle as well as a few additional computers for the conference room and finance area. We also propose additional furniture and office upfit as well as continuing website development.



# Charlotte Center City Partners and Charlotte ArtsFest, Inc./CCCPCT

## Historical Income Statements vs. FY13 Budget

	2012 Budget	2012 Projected	2013 Budget
<b>Revenues</b>			
<b>Tax Revenue</b>			
MSD 1	1,002,953	1,052,246	1,043,071
MSD 2	538,512	571,360	560,052
MSD 3	984,163	1,005,412	1,023,530
MSD 4	551,305	569,331	573,357
<b>Total Tax Revenue</b>	<b>3,076,933</b>	<b>3,198,350</b>	<b>3,200,010</b>
<b>Programs &amp; Projects Total</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>
<b>Planning &amp; Development Total</b>	<b>-</b>	<b>125,000</b>	<b>50,000</b>
<b>Events Total</b>	<b>212,000</b>	<b>240,015</b>	<b>227,000</b>
<b>Total Initiatives Revenue</b>	<b>223,500</b>	<b>376,515</b>	<b>288,500</b>
<b>Total Operating Revenue</b>	<b>3,300,433</b>	<b>3,574,865</b>	<b>3,488,510</b>
Charlotte ArtsFest, Inc./CCCPCT	425,000	637,603	425,000
Gold Rush Shuttle	347,000	364,000	364,000
<b>Total Revenue</b>	<b>4,072,433</b>	<b>4,576,468</b>	<b>4,277,510</b>
<b>Expenses</b>			
<b>Personnel Total</b>	<b>1,870,241</b>	<b>1,833,923</b>	<b>1,996,112</b>
<b>Programs &amp; Projects Total</b>	<b>513,713</b>	<b>525,608</b>	<b>493,469</b>
<b>Planning &amp; Development Total</b>	<b>287,500</b>	<b>430,242</b>	<b>314,600</b>
<b>Events Total</b>	<b>236,673</b>	<b>267,530</b>	<b>252,075</b>
<b>Quarters Total</b>	<b>180,172</b>	<b>178,976</b>	<b>189,865</b>
<b>Operations Total</b>	<b>252,134</b>	<b>252,580</b>	<b>242,390</b>
<b>Total Operating Expenses</b>	<b>3,340,433</b>	<b>3,488,859</b>	<b>3,488,510</b>
Charlotte ArtsFest, Inc./CCCPCT	425,000	648,780	425,000
Gold Rush Shuttle	357,000	364,000	364,000
<b>Total Expenses</b>	<b>4,122,433</b>	<b>4,501,639</b>	<b>4,277,510</b>
<b>Net Revenues over Expenses</b>	<b>(50,000)</b>	<b>74,829</b>	<b>0</b>

## **CCCP Board of Directors FY13 - Draft**

### **Category A - At Large**

<b>2013</b>	<b>Cathy Bessant</b>
<b>2013</b>	<b>Doug Stephen</b>
2012	Harvey Gantt - Chairman
2011	Eulada Watt
2011	Pierre Bader
2010	Patsy Kinsey
2010	Pat Riley
2010	Laura Shulte
2010	Carol Hevey
2010	Rick Thurmond
2010	Al De Molina
2009	Bob Hambright
2009	Fred Whitfield
2008	Ann Caulkins
2008	Steve Harris
2008	Ernie Reigel
2008	Darrel Williams

### **Category B - Chamber of Commerce Chair or Vice-Chair**

2013	Frank Emory
------	-------------

### **Category C - Center City Resident**

2010	Rob Cummings
2008	David Furman

### **Category D - Chairman Emeritus**

<b>2006</b>	<b>Todd Mansfield</b>
2001	Krista Tillman

### **Category E - Elected Official**

2008	Jennifer Roberts
2010	James Mitchell

### **Category F - Ex Officio**

2002	Art Gallagher
2006	Phil Dubois
2006	Bob Morgan
1997	Michael Marsicano
2008	Curt Walton
1999	Harry Jones
2005	Peter Gorman
2003	Debra Campbell
2009	Ronald Carter
2012	Tom Murray
2010	Scott Provancher
2004	Tony Zeiss



Catherine P. Bessant  
**Global Technology & Operations Executive**

---

Catherine P. Bessant is Global Technology and Operations Executive at Bank of America and is also a member of the company's executive management team. She is responsible for delivering end-to-end technology and operations across the company. Her organization operates in 40 countries and employs approximately 100,000 employees and contractors worldwide.

Bessant also chairs Bank of America's Environmental Council and oversees the company's 10-year, \$20 billion environmental initiative to address global climate change.

Previously, Bessant was president of Global Corporate Banking, a division of Global Banking and Markets that at the time consisted of offices in 26 countries and delivered corporate finance, treasury, debt and risk-management products to 80% of Global Fortune 500 and 99% of U.S. Fortune 500 corporations, along with multinational companies, financial institutions and governments. Prior to her role in Global Corporate Banking, Bessant was president of the bank's Global Treasury Services and Global Product Solutions groups.

Bessant joined Bank of America as a corporate banker in Texas in 1982, and later was president of Consumer Real Estate and Community Development Banking, leading mortgage lending and operations nationwide, as well as the full complement of Bank of America community development activities.

She also served as president of Bank of America, Florida, managing commercial, consumer, small business and mass affluent segments including more than 800 banking centers and \$46 billion in total assets. Subsequently, as national Small Business Segment executive, Bessant led a group serving more than two million small business customers in the United States.

Bessant additionally was chief marketing officer for Bank of America, where she was responsible for worldwide marketing, public policy and charitable giving.

Bessant earned a Bachelor's degree in Business Administration from the University of Michigan. She is an active member of industry related, civic and cultural institutions. She chairs the board of directors of Foundation For The Carolinas. She is a member of the board of directors of Blue Cross Blue Shield of Florida, Inc. and the Private Export Funding Corporation. She is a member of the advisory committee of the NASCAR Hall of Fame, former chair of the Charlotte Chamber of Commerce and former co-chair of the Citizens Task Force on Charlotte Mecklenburg Schools.

In December 2011, Bessant was named "Best CIO" by technology trade publication *Waters Technology* at their annual American Financial Technology Awards banquet. The award is one of two top recognitions bestowed by *Waters* and regarded as one of the most prestigious in the technology industry.



## Douglas Stephan, Principal and Co-Founder - Vision Ventures

---

In 1998 Doug co-founded Vision Ventures, a Brokerage, Construction, Development and Property Management firm based in Charlotte. Doug oversees various company operations regarding Real Estate Acquisitions, Investments and Development.

As President and Broker-in-Charge of Vision Brokerage Group, LLC, Doug works with his team to handle the identification of targeted assets, contract negotiations, due diligence services, closing, repositioning and stabilization of the fee simple real estate or senior debt collateralized by real estate. Since 2008 he has closed 52 transactions as a principal. He handled the acquisition and disposition of two loans collateralized by two Class A apartments for \$33MM, an acquisition of a \$21MM note collateralized by the remaining units in a high end residential mid-rise condominium project and a \$85MM+loan collateralized by an Urban Mixed-Use Project. Mostly notably he handled the acquisition of the \$94MM loan collateralized by the EpiCentre in the CBD of Charlotte, NC.

Doug received his B.S. Business Administration from UNC Charlotte in 1991. He currently serves on the Board of Charlotte Center City Partners' Planning and Development Committee. He also actively serves on the South End Steering Committee.

Doug lives in Charlotte with his wife, Amy and 3 children.

## Marketing & Events Report

### **Vision Awards Recap**

The 2012 Vision Awards took place on Thursday, April 19<sup>th</sup> at the Charlotte Convention Center with a total attendance of 750 people and 70 table sponsors. The event featured slam poets, BMX bikers and talented dancers from BlocSouth as we celebrated the Vision Award winner, Jim Rogers among other worthy recipients of awards throughout the evening. Presenting sponsors were Wells Fargo and Presbyterian Healthcare; Reception Sponsors were YMCA and IBM and Supporting Sponsors Adams Outdoor, Audio Ethics, Deloitte, T-Mobile, WB Moore and Windstream Hosted Solutions.

### **Chow Down Uptown**

Thursdays 5-9pm

Secure Parking Lot across from 7<sup>th</sup> Street Public Market

This is a Food Truck Festival in the parking lot across from 7<sup>th</sup> Street Station. It showcases delicious choices including pulled pork grilled cheese sandwiches, tacos, cupcakes, ice cream and more. Alcoholic beverages can be purchased across the street at the public market. Free admission (vendor pricing applies).

### **7<sup>th</sup> Street Public Market Grand Opening**

Saturday, May 12<sup>th</sup>: 8:30am-9pm. This is a festive event featuring a variety of activities throughout the day including: Green Market Saturday (enhanced market vendors), Cooking demonstrations in the demo kitchen, Bond Street wine tasting, Cupcake decorating bar, Farmer Meet & Greet the farm stand, Fresh food from Pure Pizza, Fran's Filling Station and more as well as entertainment provided by a variety of buskers (performances until 4pm). Parking is FREE for the first 90 minutes with a validated parking ticket from the market.

### **Presbyterian Hospital July 4<sup>th</sup> Spectacular**

July 4<sup>th</sup>, 9:30pm Fireworks, Festival 6-9pm. Kids activities, inflatable's, live music and the largest fireworks show between Washington, DC and Atlanta kicking off July 4<sup>th</sup>. The best viewing spot is inside Memorial Stadium. The 20 minute firework show is staged from the CPCC campus.

### **Huzzah! Meck Dec Day**

On Friday, May 18<sup>th</sup> at noon at The Square- You'll find a canon, a 1775 replica courthouse and a guy on a horse along with Revolutionary War soldiers reenactors...what's not to like? A new addition to the Meck Dec celebration is the Liberty Walk which is an interactive educational walking tour showcasing 15 places in Charlotte from the Revolutionary War.

### **Food Lion Speed Street**

May 24<sup>th</sup>-26<sup>th</sup>, noon-11pm- It starts south of the Square and wraps around to the NASCAR Hall of Fame. The festival will welcome performances by Night Ranger, LoverBoy and Clay Walker. Expect lots of freebies at this NASCAR-inspired festival in the streets of Uptown. Admission to Speed Street is FREE.



# GREAT PLACES IN NORTH CAROLINA

*The North Carolina Chapter  
of the American Planning Association  
celebrates excellence in planning.*

**FOR IMMEDIATE RELEASE**

**N.C. Chapter of the American Planning Association**

**Date:** May 1, 2012

**Contact:** Ben Hitchings, (919) 625-1250; Michele Lynn, (919) 624-6359; Randolph Cloud, (919) 612-8427

## **North Carolinians Choose Favorite Main Street: “Great Places in North Carolina” named by North Carolina Chapter of the American Planning Association**

RALEIGH —North Carolinians showed their love for Mount Airy, casting hundreds of votes to make the Mayberry inspiration the winner of the 2012 People’s Choice contest for “Great Main Street.” This award is part of the "Great Places in North Carolina" initiative sponsored by the North Carolina Chapter of the American Planning Association to celebrate great communities throughout the state.

An expert panel selected five other North Carolina main streets, from the mountains to the coast, for recognition. From dozens of nominations submitted, the panel named Asheville’s Lexington Avenue, Charlotte’s Tryon Street, Edenton’s Broad Street, and Hillsborough’s Churton Street as “Great Main Streets” and Gastonia’s Main Avenue as a “Great Place in the Making.”

“All of these ‘Great Main Streets’ are walkable, interesting, and alive,” said Fleming El-Amin, president of APA-NC. “Through this program we celebrate their vitality and the local partnerships that have made them a focal point for community life.”

“These places didn’t happen by accident,” said Ben Hitchings, president-elect of APA-NC and chair of the initiative. “We salute the collaborative efforts in each of these communities which resulted in places that people love and cherish.”

Later in May, a ceremony will be held in each community to recognize its local planning efforts. All of the communities will be featured on [www.nc-apa.org/greatplaces](http://www.nc-apa.org/greatplaces). This year's initiative is the first of what will be an annual event recognizing great communities in North Carolina.

The selected places are:

- In the mountain region: **Asheville's Lexington Avenue**. Lexington Avenue—which was threatened to be replaced by a mall 30 years ago—has become the cultural heart of downtown and the main canvas of street art, local shopping and food, and local celebration.
- In the Piedmont: **Hillsborough's Churton Street** and **Charlotte's Tryon Street**.
  - **Churton Street** is a true, small-town main street that has served as the community core of the town and county for over 250 years. Along Churton Street, the historic district hosts a variety of unique restaurants, artisan shops, historic law offices and more, providing visitors a destination that not only preserves the past but also represents a vital and prosperous present day.
  - **Tryon Street**, the main street of the largest city in North Carolina, is a dynamic and vibrant place, emblematic of a major financial, cultural, entertainment, and educational center. "Tryon Street," as Tom Hanchett of The Charlotte Observer once put it, "is Charlotte's main drag, public face and front porch."
- At the coast: **Edenton's Broad Street**. While most small towns in North Carolina have experienced decline at some point in their history, Edenton's Broad Street has remained the center of the community since its incorporation in 1722. Broad Street serves as Edenton's cultural, social and commercial center of the community. Its beauty is found not only in the magnificent vista of Edenton Bay and the Albemarle Sound but also in its architecture and people.

**Gastonia's Main Avenue** was recognized as a "Great Place in the Making." Gastonia's downtown is a story of revival and resurgence. In the 1970s and '80s, Main Avenue suffered from the outmigration of people and jobs to the suburbs. In recent years, implementation of a Downtown Streetscape and Public Realm Plan has brought residents and businesses back to Main Avenue.

Voters selected **Mount Airy's Main Street** as the People's Choice in an online contest in which 1,700 votes were cast. Mount Airy won by just four votes over Southport in a contest that was decided just before voting ended at 5 p.m. on April 30th.

The expert panel that made the selections included the APA-NC chapter president (Fleming El-Amin), two Fellows of the American Institute of Certified Planners (George Chapman, Sue Schwartz), a Fellow from the American Society of Landscape Architects (Rodney Swink), and

representatives from two partner organizations (Professor David Owens from the UNC School of Government and Elizabeth Hudson, editor of *Our State* magazine).

The program was inspired by the “Great Places in America” program sponsored by the American Planning Association, which celebrates places across the country that are of exemplary character, quality, and planning. The North Carolina Chapter of the American Planning Association is an organization of 1,500 professional and citizen planners dedicated to preserving and creating great communities throughout North Carolina. For more information, please visit [www.nc-apa.org](http://www.nc-apa.org).

-30-