

The City Council of the City of Charlotte, NC, convened for a Workshop on Monday, November 1, 2010, at 5:29 p.m. in Room 267 of the Charlotte-Mecklenburg Government Center with Mayor Anthony Foxx presiding. Council members present were: Michael Barnes, Jason Burgess, Patrick Cannon, Nancy Carter, Warren Cooksey, Andy Dulin, Patsy Kinsey, Edwin Peacock III, Warren Turner

ABSENT UNTIL NOTED: Councilmembers David Howard, James Mitchell

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HOUSING & NEIGHBORHOOD DEVELOPMENT: COMPREHENSIVE AFFORDABLE HOUSING MARKET STUDY

(There was no audio recording of the first portion of Owen Furueth's PowerPoint presentation.)

Owen J. Furueth used a PowerPoint presentation to illustrate his comments and said it goes through and reviews the literature almost like an academic sort of fashion, but it does present that evidence to you. I simply want to cut to the chase so that Charles and I can get up here. When you look at a very conservative estimate at what are the costs of not having affordable housing for a very poor citizen, and we use upper bound, lower bound (inaudible – not near a microphone). We estimate that the annual cost to a community of not having adequate housing for our very poor citizens is somewhere between \$25.9 million and \$48.7 million. If you go into the report, you can see how this is broken out. (Inaudible) We wanted to try and put a number to this to hopefully give more impact in terms of our estimates. With that, I'm going to turn it over to Charles and Ike to talk about policy recommendations.

Charles Woodyard, said the following recommendations that Ike and I are going to discuss with you are not official recommendations of the Charlotte Housing Authority. What they are though are the results of the research that UNC-Charlotte did, the suggestions that we hope will stimulate the conversation and help inform policy decisions as we go forward. The recommendations can be grouped into two broad categories. The first one is the incentives for the public and private sector to either acquire, preserve, or develop new affordable housing, so this issue of overcoming cost of land in high wealth areas, some regulatory issues – all of those are broad categories of what the incentives might be for the developers and public policy makers around the issue of affordable housing.

The second category is quite frankly the behavior and the perception of behavior of the low income families that we serve. Those are two major categories that impact the success in this area. Number one, being able to actually carry this out, and, number two, in making sure that once affordable housing is developed or acquired or preserved that it is a good neighbor for the rest of the community. With that, I will turn it over to Ike.

Ike Heard said I think even before dealing with the basic solution categories one must appreciate that the population we are talking about is highly segmented. They have different needs and under different circumstances. We have everything from the homeless and the couch homeless, as we were talking about before, to populations that may have multiple problems such as health or drug issues. There may be ex-offenders, there may be people who are newly impacted by economic conditions, so you have a lot of difference variations and nuances within this population, so any solution that is going to be presented is going to have to be sensitive to and probably customized to meeting those different sub-segments of the population.

That having been said, appreciate that I'm breaking out a little more detail than Charles, but I have five basic approaches here. One is we simply don't have enough of this housing that is available, so the question is how can we produce more of that. The second is how can we preserve what we have already got because we are losing it in a variety of fashions every day either because of market conditions or because of physical conditions. We also appreciate the way the market functions often has an impact on the cost of producing or maintaining that housing, so we have to look at the various factors that may be influencing that negatively and tending to drive the cost of housing up – not changing the quality of the housing or even

changing the number of units but simply driving the cost up so it creates for the individual households a cost burden situation or simply prices them out of the situation altogether.

As was also noted, however, in many instances we find places where people are uncomfortable with having the low income residents living near them because of the behavior of those residents. We can speak in terms of the nuisance like behavior which may be created because of the compacting, if you will, in certain neighborhoods of large numbers of multi-problem families as well as the problems associated with older housing which hasn't been maintained very well, and it's perceived as well as real impact on the property values and community conditions in general. Then on top of that what it comes down to when they say it's not about the money – it's about the money. People can't afford housing because they are not making enough money to buy the housing and rent the housing that is already here, so, in general, we have a number of ways in which we might want to approach this.

There are some underlying issues, which we also think are necessary to appreciate. A lot of the reasons why we have difficulty with regard to housing is because frankly the information available to the market as well as to the consumers is incomplete, so we have to be sure that we are working appropriately to keep up with the real costs and the real values associated. I guess the simplest explanation of this would be if, indeed, the costs that someone charges to rent their housing is based on the appraised value, and that appraised value is in flux because the market is in such turmoil, we have to be able to keep up with what that real value happens to be on real-time basis so we don't have changes that are created artificially.

A part of that is dealing with the same issue of speculation and gentrification because the assumption they can capture more value by simply waiting for the right time and then acting or reacting causes some folks to either leave housing in a relatively poor state waiting for the next wave of gentrification to occur or it lets them think that I can go in someplace and buy housing, which right now is available and affordable, and I can come in and improve that – take the New York situation where people would take apartment houses, buy them, they would renovate them, convert them from rental into homeownership and condos, and all of a sudden people had affordable housing available to them. The housing is still there; the unit still sits there – slightly better interior upfit but now no longer available to them because they basically have been squeezed out.

As said before, it's other issues about the various chronic nuisances particularly things that absentee landlords don't pay close attention to allowing problems to begin to crop up, which in many instances neighborhoods that might be appropriate to locate these houses and this type of housing would be very resistant because they assume that I have seen what happens when we have an apartment complex in a location that has this particular population in it, so if you bring that same population here, you are going to bring those problems with it. A lot of that has to do with the way in which the landlords understand the management of housing particularly if they are absentee landlords because there is a lack of attention to some detail that people who are closer to the field may deal with.

There is an issue of cost of housing, both of producing and maintaining housing stock, something that I particularly want to have a chance to touch on here a little bit later, but the idea is that the cost of things do go up as well as the simple fact that if you are not maintaining things on a regular basis when it finally comes time to fix it and you have to recapture that cost. What you end up doing is passing it along to your customer, which again can squeeze that housing out of the market availability. Finally is the simple fact that housing, even though we think of it as a strictly private good, is really kind of a quasi-public that we all benefit from it and the fact that we don't all necessarily like to pay for it or be directly in its provision makes us feel that which is other than what we are directly responsible for and directly engaged in is not important, but as most of you have had a chance to appreciate over some time that we love the fact that our uptown skyline is dotted with 40-, 50-, and 60-story buildings while the economy of this community is based on the backs of \$13 and \$14 and \$15 an hour people, who don't necessarily live or work in those uptown areas, and a lot of times people making a whole lot less than that, and that's what keeps things really moving along.

We give a great number of detailed approaches for dealing with this, and I won't go into it in any great detail because you have the report before you, but there have been a number of places that

have tried to keep up with the actual supply of land and housing so they could be sure that they are not over time allowing the market to squeeze out unnecessarily housing that would be appropriate for folks in certain income levels. Maintaining a monitoring system and reporting system so that if nothing else you have some idea of when you are getting out of balance so that if there is a request or if there is a demand or a need you know that you have to be prepared to address that as opposed to simply assuming that someone out there is going to see that there is an opportunity to make a profit on it and act accordingly because frequently there isn't that opportunity to see that information.

We have a number of these chronic nuisance issues that have to be dealt with fairly aggressively. Many instances you have got things that fall between the cracks of normal departments; things that might be something that ought to be addressed by the Police Department or might be supposedly addressed by the housing inspectors or might supposedly be addressed by Social Services, but you can kind of get into a grey area, and when you don't know who to call, it tends to linger and become a festering a problem over some time.

One thing which I hope we specifically will have a chance to deal with is something that the State Legislature enacted a couple of years ago and has now basically become law. When you take an existing house and you want to rehabilitate it and upgrade it and keep it in the housing stock, what you had to do previously is if you did work beyond a certain level you have got to basically use the standard as though you were building a brand new house. So if you have got a unit that was built in the 1950s with a 1950s electrical system and you want to basically do a substantial upgrade, you effectively have got to rip that system out and put an entirely new system in at the cost associated as though it was a brand new house. That gets passed on obviously to the tenant, which means that can cost him to have to pay more than that 30% or to be pushed out altogether because he is no longer finding it affordable. So finding a way to encourage the use of that rehabilitation code where at all possible may help us some with regard to that.

We have an opportunity to adaptively reuse structures which are under-utilized now. You have had both some good and some bad examples of that with regard to both public and private activity, but places where you have properties that can be reused and adapted and rehabilitated and put back in the market perhaps it would have stood vacant or inappropriately or underutilized and gives you an opportunity to expand that housing inventory.

We really do need to speak very seriously to more than just the public sector for addressing this because many of the people – most, the vast majority of the people living in this housing are not basically public service employees. They are employees of the private sector. Without these people, their businesses cannot function well, so for them to basically stay out of this discussion entirely and assume this is a public sector initiative and problem altogether really lets them off the hook more so than is probably appropriate. So we think in terms of finding ways to work cooperatively, and there are several examples noted in the report of working with particularly private sector to get them engaged in what is called "Employer Assisted Housing Program". Sometimes in some communities they actually get involved with the building. Other times they get engaged in the process of financing. Other times they work with their employees to provide them with benefits within their larger package that makes the housing opportunity more attractive for them.

Finally, again, the idea is to find other actors, other partners, and your best bet here I think are both the faith-based and community-based organizations because many instances the problem simply is there isn't enough profit, if any, in the process of building, renovating, or maintaining that housing, and what you need to have is someone who can basically afford to do this, and as long as they break even, they are happy. But if they have got to basically make a profit plus pay taxes and all the other things that go along with that, the likelihood that the private sector will get involved is not very high.

We have a number of approaches for this. The details are actually in the larger report, and it gives a lot of examples of ways in which other places have attempted to deal with this. These are best management practices, no one of which is probably the appropriate thing for Charlotte. You would have to pick and choose from among them and then customize to meet our individual circumstances, but it gives you a basis for action or at least for policy consideration and

hopefully for action in the future. I will stop at this point and let Charles have the podium back and answer questions, if you have them, later.

Councilmember Peacock said in your report in your executive summary on page, I believe it's 11, you talk about something in your last bullet that synchronizes pretty closely with what you were talking about there, but there is one that is under your additional policy recommendations. It says, "Encourage large, local employers to consider creating rental and owner-occupied, employer assisted housing opportunities." It's on the report on page 11. It's in the very first section under the executive summary. Charles, I remember hearing about something like this when we were in Chicago on the Chamber trip.

Mr. Woodyard said I'm sorry. Would you repeat?

Councilmember Mitchell arrives at 5:41 p.m.

Councilmember Peacock said basically your additional policy recommendation is to encourage large, local employers to consider creating rental and owner-occupied, employer assisted housing opportunities. Is that new to be hearing that from you all to encourage an employer?

Mr. Woodyard said it is new for us, but it is a companion recommendation to our Moving Forward program. As you probably know, we have imparted a work requirement on the able-bodied families of the program, and we are working right now with an employer advisory group to help us match the families with jobs out in the community. We are also aggressively pursuing what the government calls Section 3 employment, which is a government term that requires that we aggressively pursue employment for our residents when we do business with people. That is new to the conversation for us.

Councilmember Peacock said I was referencing earlier Chicago because I remember when we were in Chicago we heard from their Housing Authority about these large links between employers and housing and the correlation between the two. Is this something – I guess this is obviously part of the national housing model.

Mr. Woodyard said it is not. Coincidentally, the Chicago Housing Authority is under the same deregulation program as Charlotte is, so we have the ability to make the kinds of arrangements that a lot of other housing authorities do not.

Mr. Furuseth said the example listed in the detail in the back of the report is for the University of Chicago and the University of Chicago hospitals, so it is specifically using the example that they have developed there in order to provide housing assistance for their employees.

Councilmember Peacock said one other question, Mr. Mayor. On page 44, I was trying to understand Table 30, Dimensions of Housing Affordability and Related Social Costs. There is a lot of reading behind this and all these hypotheses that you have put down. I'm trying to understand what you are trying to communicate to us about that. There are a whole lot of them there.

Mr. Furuseth said the idea was (inaudible – not near a microphone). We looked at the literature in terms of what are some of the hypotheses (inaudible). We laid those out here in the report, and then to follow along is the literature that actually supports these hypotheses.

Councilmember Peacock said a couple of these, particularly the ones that relate to crime and types of housing, a couple of years ago we heard from the Police Department really dispelling the myth that high crime always comes from apartments when, in fact, our Police Department came back concluding that it came largely from single family residents, and we went through that extensively when we updated our rental property ordinance and the registration process of trying to track those people. So in this write-up here I just couldn't find out where the answer to these hypotheses were? Is that something that I'm going to have to –

Mr. Furuseth said each of these hypotheses is addressed with a specific set of (inaudible)

Councilmember Peacock said I'll look to find that somewhere. I just didn't know how this linked to some of Mr. Herd's comments.

Mr. Herd said the dollar numbers are developed from the various budgets of the local groups, so even though there is a substantial association of those criminal statistics with non-low income housing, we were able to tease out that portion which seems to be associated with theirs, which have a concentration of low income housing.

Mayor Foxx said after taking a look at your report one of the questions I had is we are constantly fighting this battle of units versus other stuff, and other stuff meaning operating costs, maintenance costs, and increasingly more questions about locational policy. Based on what you have described here in terms of the scope of the need, where you would adequately target efforts to address the need, how much does locational policy in your professional opinions matter to this debate?

Councilmember Howard arrives at 5:53 p.m.

Mr. Woodyard said we support the locational policy. The staff of the Authority and the City have gotten together, and there are some very minor things we would change. My overall opinion though is that the locational policy is plank in a larger platform of what we need to do about affordable housing. I think the locational housing policy does a good job of determining in some simpler and more concrete ways where you cannot build or locate affordable housing, and I think that's appropriate. The next step though is – now, you have said where you can't do it. The areas where we need to do it face a lot of barriers – cost barriers, NIMBY issues, transportation issues and the like, so I think the next step is to develop some incentives for us in this business to locate affordable housing in the desirable areas. We do need to – that's what this report is about.

One of the things I did, and I'm not going to say that inclusionary zoning or inclusionary based housing policy is the recommendation of the Charlotte Housing Authority, but one of the things that I did was research something that happened in Montgomery County, and I sent that around to some of our partners today. One of the things that they found is that the inclusionary zoning policy in Montgomery County allows the Public Housing Authority to go in and buy a certain number of units around the county, and what they found over a seven or eight year period is the achievement gap between disadvantaged children and advantaged children, so to speak, narrowed greatly, so it became a very substantial issue in closing the achievement gap, and it allowed families who were located in concentrated areas of low income and issues to get access to high wealth areas and higher amenities. So the locational policy is great, but it's a portion of what we feel like needs to be a broader approach to affordable housing.

Councilmember Peacock said, Charles, can you help me to better understand

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ECONOMIC DEVELOPMENT: AMENDMENT TO THE TEN-YEAR SOLID WASTE MANAGEMENT PLAN

Curt Walton, City Manager, said I will let Ron Kimble kick this off, but the possibility of the ReVenture project requires an amendment to Mecklenburg County's Ten-year Solid Waste Management Plan, so we wanted to tell you what that amendment is and why it would be coming now rather than once you have made the decision on ReVenture.

Ron Kimble, Deputy City Manager, said we are here tonight to give you a presentation. It's for discussion tonight. This is tentatively scheduled for your Council meeting next Monday night for action, if you are ready for that after tonight's discussion. This is one component of the ReVenture project. The ReVenture project is a project that currently sits in the Economic Development Committee. We have been in front of the committee for three separate occasions to talk about ReVenture, and one of the components of it is the amendment to the Solid Waste Plan.

You have a copy of the PowerPoint presentation at your places in front of you, and I would like to call on Bruce Gledhill, who is the director of Mecklenburg County Solid Waste Services and Solid Waste Management, to come forward and give you the specifics about this amendment and what's involved in this amendment. I would point out that he is going to say at the end of his presentation that the other six Towns and Mecklenburg County have already taken action on this amendment to the Solid Waste Plan, and the City of Charlotte would be the last public body in the series of those seven who would take action on the particular amendment.

Bruce Gledhill, Director, Mecklenburg County Solid Waste, said the purpose of the discussion this evening and why I am seeking this amendment is to enable the further development of a project called the ReVenture project that has been before you on a number of occasions. He began a PowerPoint presentation entitled, "Solid Waste Management Plan Amendment – ReVenture Project," a copy of which is on file in the City Clerk's Office.

A little bit of background of why we have to amend the plan. First of all, we have a plan because the North Carolina General Statutes require us to have a plan. All local governments in North Carolina need to have a local solid waste management plan. In Mecklenburg County, we are bound together as seven municipalities – the City of Charlotte and six other municipalities and Mecklenburg County into a single plan. It has been so for some time. Specifically under the Interlocal Agreement between the City and the County as relates to solid waste management, it is the County's duty to prepare the Solid Waste Management Plan. Each of the municipalities and the Board of Commissioners must adopt it. The current plan was adopted by Charlotte City Council on June 8, 2009, about 16 months ago. You can see as an aspirational goal on that solid waste plan is creating a recycling infrastructure for no wasted resources in our county. That came from our Waste Management Advisory Board, our citizens' advisory board.

We are required to amend the plan every three years – tri-annual update. We do this routinely. We have been doing so for years, again, the most recent being 2009. We did it in 2006, 2003, and we'll be back here in 2012 seeking an amendment to the plan. But we have to do it more frequently if certain circumstances occur within the County, and I have listed three here. Essentially those are circumstances that change the solid waste infrastructure, create new facilities that require permits, plus in some way we are going to cause this to manage our waste differently. The State of North Carolina requires in its guidelines that we amend our plan any time we consider such major changes. The ReVenture project represents such a potential major change.

A little bit of background, and I know you have heard about the ReVenture project many times before, but just again to reiterate it a little bit of why this project is before you. ReVenture proposed to create an eco-industrial park on the Clariant chemical plant site. That particular site is along the east side of the Catawba River north of the Whitewater Center, south of Mt. Holly Road. I believe it's in the ETJ of the City of Charlotte – not included in the Charlotte boundaries. Among the many projects proposed are a number of green energy type projects, and there is also consideration of a Charlotte-Mecklenburg Utilities wastewater treatment plant to be located there. The reason I'm here though for this evening is over solid waste projects and amending our Solid Waste Management Plan.

At that site, ReVenture proposes to locate two solid waste facilities. One is a 30 megawatt – measure of electricity generated – biomass to energy power plant, and the issue has come up before the specific technology of that plant has not yet been described although it is generally described as a gasification technology and also a facility to manage yard waste, the yard waste that you put out at your curb separately through some sort of processing composting or digestion, again, for the purpose of creating energy from that yard waste.

The other piece of the ReVenture project is the second facility now called the Recycled Fuel Facility. Primarily planned to be located on the Old Statesville Avenue Landfill site that is City of Charlotte property at the intersection of Interstate 77 and 85. At that facility, there would be additional recycling occurring. Waste would be delivered from the City of Charlotte collection routes along with collection routes from the other six municipalities and be directed to this site. Again, at the site, additional recycling would occur through heavy processing, and ultimately a prepared fuel would be manufactured there that either could be transported and used by other

power boilers or go into the dedicated biomass energy facility at the Clariant site to be owned and operated by the ReVenture folks. Recently, about two weeks, ReVenture was joined by FCR as the operator of this prepared fuel facility. FCR, if you don't know who they are, is the contract operator of Mecklenburg County's Metrolina Recycling Center. They have been operating for the last 15 years the facility where all the City of Charlotte's recyclables currently go. We recently renewed their contract for an additional ten years. We have been very, very happy with the experience we had with FCR as the operator there. For all of these solid waste facilities, solid waste permits will be required from the North Carolina Department of Environment and Natural Resources.

Mecklenburg County first began meeting with the ReVenture folks nearly a year ago, but by the time April 2010 came along, just this past spring, it became clear to us that these were projects that Mecklenburg County was interested in, and we proceeded with executing two non-binding memoranda of understanding to express the County's interest in these projects. The first memorandum of understanding is to direct 50,000 tons, up to, of your yard waste to the project. That's about 60% of the yard waste we currently handle. We handle about 95,000 tons a year. That 60% is about the quantity of yard waste that is currently directed to energy production in primarily paper mills currently. The rest becomes compost at Compost Central. We would also direct all of the residential waste collected from the seven municipalities including the City of Charlotte to the recycled fuel facility, and that's about 370,000 tons per year currently. It's gone down in the last couple of years primarily because of our good recycling efforts and the City of Charlotte's in particular in the last few months and the general decline the economy is having is impacting waste management as well.

Some of the key provisions of the memoranda of understanding of the ReVenture project is to be available to receive residential waste on July 1, 2012. That date is critical because all of your waste and all of the seven municipalities' waste currently goes to the Speedway Landfill where Public Waste Services Speedway Landfill the term of that contract expires on June 30, 2012. So we need a waste disposal solution for Mecklenburg County residential waste on that date. The project is to receive residential and yard waste for a period of 20 years, and the service fees being proposed are comparable to the current \$26.50 a ton being paid by the City of Charlotte for the disposal of its residential waste. The facility would also have the ability to receive bagged yard waste. Currently your Solid Waste Services folks de-bag the waste at the trucks. That's labor intensive. This facility would have processing that would de-bag at the facility and increase productivity of your collection crews.

What we are asking for this evening is a plan amendment that is necessary to continue the project progress. When the North Carolina Department of Environment and Natural Resources receives permit applications from ReVenture, the first thing they will look to see is this project included in the County's solid waste management plan. They look at it from a planning perspective, so we need to have it included as part of the plan to progress with this project. Tonight is not a final approval nor even next Monday night is not a final approval for the project. Currently they do not have site control. They are still in discussions with you over the Statesville Avenue site. They have not received any of their environmental permits. Environmental permits will provide lots of opportunity for public input because of the multiple facilities and the size of the facilities involved.

Ultimately, there will be a binding service agreement between the ReVenture project and signed by the Mecklenburg County Board of Commissioners. In enabling that process right now, we have another public input process going on. There is a Waste Management Advisory Board that has been involved in looking at this project for the last few months. The Waste Management Advisory Board is comprised of 20 members – five of whom are directly appointed by Charlotte City Council. The Waste Management Advisory Board has created a separate advisory council called the ReVenture Park Advisory Council that invites in people from outside of that advisory board to take a look at the issues and advise the Commissioners on how to proceed with the project. We have had several meetings. Councilmember Carter was at our meeting last Friday on the ReVenture Park Advisory group, so there are currently ongoing opportunities for public involvement in this ReVenture Park project and there will be multiple projects going forward through the permitting, and the developers indicated that it would have additional public meetings for this going forward in the future.

There are two sections of the plan that we are amending, and they are very simple amendments. Section 5 is the section that addresses residential yard waste management. Essentially it adds ReVenture project as an additional way of managing yard waste. It does not in any way exclude our current management system, which is Compost Central. It says it is among the options that we may use. It's optional. Section 7, which addresses residential solid waste, says the ReVenture project becomes now one of three alternatives. The other two alternatives are the current Republic Speedway Landfill that we are using. Also, should ReVenture not materialize nor we not successfully conclude another agreement with the Speedway Landfill, Mecklenburg County has capacity at its Foxhole Landfill for 18 years of residential solid waste disposal, so there are opportunities. Again, what we are seeking is an amendment that allows ReVenture as an option – not the exclusive method.

As Ron mentioned earlier, we have been to other places before, and notably before we even went to Mecklenburg County Board of Commissioners seeking approval, the Waste Management Advisory Board, that citizen advisory board that I spoke about, gave its approval to the Commissioners, but I have been before the County Board of Commissioners and six other municipalities in Mecklenburg County, and those are the dates on which these elected boards have approved this very same amendment. Only the City of Charlotte remains at this point. You endorsed the concept of this project back at your June 14th meeting, and at your meeting next Monday, I'm hoping you will endorse the changes to the Solid Waste Management Plan to enable further progress on it.

Councilmember Carter said, Mr. Gledhill, I do want to thank you for that opportunity to meet with the Waste Management Advisory Board ReVenture Park Advisory Board. That was absolutely impressive. The level of professionalism that was there, the questions that were asked were driving and extraordinarily revealing and very reinforcing, so I'm very grateful to you for that exchange. I have met also with the ReVenture proponents, and James and I had a wonderful session with Mr. Gupton last week and very much appreciated his input from the Sierra Club.

Two things have resulted from those meetings. Number one, I want to understand better the process of incineration/gasification, and I'm not sure who can provide that for me because I would very much like it to be a third party. I have a feeling that this advisory board can perhaps at least open the door of understanding for me, but I'm very concerned that all of us look at that from the stance of air quality. It's something we ought to be concerned about. Number two, I foresee success of this project because I do support it, and so successful that I see it might expand in the future and so successful that I'm concerned about capping the yard waste or the tree component of this project. In other words, I don't want live trees to be taken down to feed this project, and I have seen that in Europe, so I am concerned about that having something of a cap about our tree component that goes into this so it not exceed the waste component that we have or capacity that they can find.

Mr. Gledhill said the County's arrangement would be specifically overrun the waste, but the developer is here present hearing your concerns, I'm sure, and will react to those.

Councilmember Carter said thank you very much. Those are my two questions.

Councilmember Kinsey said I may have misinterpreted this or heard it wrong, and I haven't heard it before. Back to the old Statesville Avenue Landfill site, did I hear that all of the waste if this venture goes through, that all of the solid waste would go to that site and then be turned into fuel on that site?

Mr. Gledhill said the primary site for waste processing is the Statesville Avenue Landfill site, and, yes, all of the waste from the County, residential waste collected by the various municipalities in Mecklenburg County, which currently amounts to 370,000 – your two-thirds of that, the City of Charlotte, but all of the waste would go to that site, be processed into fuel and transported out of the site. Hopefully a lot would be recovered as recyclables, but some would be turned into fuel and be transported to another site.

Councilmember Kinsey said this is different from what I had understood in the past. We are just turning it back into a landfill.

Mr. Gledhill said no waste will remain.

Councilmember Kinsey said excuse me. While we are still going to incinerate it, I just see all the garbage going to that one site on Statesville Avenue, and that was just not what I understood. I thought if this went through most of that was going to be out on the main site at the river.

Mr. Kimble said thank you for the question, Ms. Kinsey. The refuse derived fuel facility would be the facility that would be located at the Old Statesville Avenue Landfill. The garbage would be delivered there. It would be laid out, and some of the remaining recyclables that are still in that contaminated waste stream with recyclables would be extracted. The metals would also be extracted from the waste stream at that time. It would be dried and then it would be put in capsules or pellets and trucked then back to the Clariant site. That's the expectation that we have right now.

Councilmember Kinsey said that's not what I was just told though. Let's get the story straight here.

Councilmember Peacock, Bruce, if there were any objections, and I don't know if there were, from the other governing bodies. What were they? Could you summarize them?

Mr. Gledhill said there were not. There were discussions at each of those, but each of those boards unanimously carried the amendment to the plan.

Councilmember Turner said, sir, I'm going to go back to my original question. I think my outstanding concern is still that this does not exist anywhere in the United States, and from a safety perspective, I think there are still some questions out in regards to odor and the safety of the process at the ReVenture site. Can you talk a little more about that because when I asked that question when we first heard of this project we really could not answer it.

Mr. Gledhill said, no, and I can't at this time. I don't know if Tom wants to come up and speak to this – the developer – but right now there has not been a final decision made on the technology to be used, and certainly Mecklenburg County is as equally interested in the safety and reliability of that facility; but until the specific technology is presented, we can't render an opinion or really analyze it severely.

Mayor Foxx said that's a good question. Why don't we have – Mr. McKittrick, can you respond to that really quickly?

Tom McKittrick, Project Developer, ReVenture, said I was writing down some of the questions. Do you want me to respond to –

Mayor Foxx said stick to this one first.

Mr. McKittrick said so safety issue.

Mayor Foxx said and odor.

Mr. McKittrick said with respect to safety the recycled fuel facility that will be located at Statesville Avenue we have partnered with FCR Casillo, who has an outstanding track record on safety. There will be over 100 net new jobs created at that facility. All of that process happens indoors. I have some pictures here. I don't know if it's appropriate to pass those around, but this is what we will be creating at that Statesville Avenue facility taking MSW garbage. We are pulling out an additional 15% to 20% of recyclables from the waste stream – processing that material. We are also pulling out the contaminants that cause air pollution, PVC, batteries, electronics, and so forth, and the remaining material is processed into this derived fuel that will be used to create electricity enough to power roughly 30,000 homes based on our current design.

So odor, to your question there, all of that processing happens inside a 30-foot clear concrete facility under negative air pressure that goes across fabric filters, so further enhancing the safety and ensuring there is no odor coming from that facility.

Mayor Foxx said maybe I'm not getting it correctly, and, by the way, I think this project is one that could be a real huge asset to the community, so understand that my question is coming from a place of trying to be helpful; but, as I understood the question, you have got transportation of refuse to the Statesville Avenue facility, and even if you have got the most odor-free containment facility on the planet, are you going to see odors in this area of town? If I understand the question, Mr. Turner, there is more to consider than just the facility itself.

Mr. McKittrick said a good example to compare that to – there is currently a transfer station located directly adjacent to the Statesville Avenue site that is a three-sided metal building basically. Raw garbage goes into that facility, dumped onto a tipping floor, and then pushed into a tractor trailer to haul to a landfill, and I do not believe there has ever been an odor complaint with that facility. All of that happens effectively in an open-air environment, three-sided building. What we are talking about is a \$27 million facility, state-of-the-art design. It is completely different with that respect, so the odor I'm absolutely confident there is not going to be an issue there. We have met with the surrounding neighborhoods. We have had several community meetings in that area and have talked to them about what we are proposing and have had nothing but good, positive comments and feedback from the community, so I'm confident – absolutely confident – we can address any of those concerns.

Mayor Foxx said we will actually have to take this up next week for a vote, so we are not taking action tonight.

Councilmember Barnes said I had a question related to the odor issue. You all may have answered this. When this matter was before the – well, actually when the Transportation and Planning Committee was looking at the Small Area Plan for the Catawba River area, I asked a question about the discharge from the facility out there as this garbage is being burned, and I have not ever gotten an answer to that question.

Mr. McKittrick said, so, your question is regarding the air emissions?

Councilmember Barnes said the air emissions out at the river site.

Mr. McKittrick said we have committed in this entire project that we are going to maintain a minor source air quality permit, and we have been very public about that. There are two ways to solve for air emissions. One is to start with a clean fuel, and the processing of this fuel, again, removes those contaminants that cause much of the air pollution that people are worried about. So, we were very, very diligent in selecting the correct partner that understood that process, and we think we have what we believe is the nation's leading expert there.

The other is how you convert that material into electricity, and we have elected to go with a new technology – gasification. We could go with an older stoker/boiler combustion type scenario where we would be burning this material. We are not doing that. We are negotiating the final points with a company that is a gasification technology that is basically a chamber that has an auger-fed system, high heat, low oxygen environment creating a synthetic gas. That gas is then burned to create steam in a boiler that the steam then turns a turbine and creates electricity.

Councilmember Barnes said it's fueled by this stuff.

Mr. McKittrick said it is fueled by that, but we are combusting a gas, which is significantly easier to clean than combusting raw garbage. That is the critical difference. We are not taking piles of trash and burning that. We are creating a fuel and then using that to create electricity.

Councilmember Barnes said so with this material here – I call it garbage – would this be in the same container as the gas you are talking about – in this low oxygen/high gas –

Mr. McKittrick said, yes, this goes through the container that we are talking about to create the gas that is then used to heat a boiler.

Councilmember Barnes said I think you all maybe had mentioned a facility in Amsterdam that is doing this. It would be interesting if you all could provide us with maybe a short DVD of how that works because I hear what you are saying, but I'm just envisioning a bunch of this garbage

burning and a little smoke going out of the top, but you are saying that is not what is going to happen.

Mr. McKittrick said I totally understand. I was traveling last week meeting with the owner of the company with this technology that we have zeroed in on, and literally I feel like the weight of the world is on us to make that announcement. We are in the final negotiations with them and are about to make that announcement, and once that is made I can assure you we are going to have scientists here, engineers that can give that DVD, and I think it will become very clear on what we are proposing.

Councilmember Barnes said now what are we voting on Monday?

Mayor Foxx said the option.

Councilmember Barnes said here's what I would prefer to not have happen, and that is for us to move so far down the line that we don't have the DVD and see what is going to happen and then we are put in the position where we are voting on things and we don't have adequate information that we would need. One of the points I made during the committee meeting was that people who live in that area, people who own land in that area have an expectation – folks around the Whitewater Center – have an expectation about the quality of life -- homeowners and business owners. I wouldn't want to be in a position where we agree to put something out there that is going to ruin that quality of life. Anything you could do to help us, again, DVD or something to show us what happens will be helpful.

Mr. McKittrick said I absolutely appreciate your comments, and you are correct. We believe this is going to greatly enhance the west side of Charlotte. It's a multifaceted project. This is one piece and clearly the piece that has got the most attention. We are right around the corner from being able to talk about this technology, and I feel highly confident that you will be very pleased with the partner of the technology, the process, and will alleviate any and all concerns.

Mr. Gledhill said (inaudible – not near a microphone) is to amend the plan to allow ReVenture to be included among the options – not to be the exclusive option.

Councilmember Howard said Tom and his folks have been great about explaining this to me. I just want to put a couple of my concerns on the official record so that it's kind of clear like the concerns that I have shared. The first one – I'm going to say what Councilmember Barnes said – the Whitewater area and Statesville Avenue corridor area are places where the City has invested a lot of money to bring growth to those areas. What we don't want to do is do anything to either one of those areas that would make even the City's investments not good going into the future. You have heard me and the folks in my shop talk about traffic, and we can tell the City trucks where to go, but when we start talking about going beyond the City's trash and having other people's trash coming from other places, having some assurances of that traffic not going through neighborhoods is something that is important to me – not just because of smell. Smell is one of it, but trash trucks tend to leave debris along the way, so just making sure that we are not leaving debris on the streets is important to me.

Something that came up while you were talking that I don't think I shared with you before is I'm wondering on the limits on this facility. When I say limits, I'm talking about the fact that a \$27 million investment will process how much? At what point do you say, okay, I can't take anymore, and we need to expand; and, if you want to expand, are you talking about doing it on that site? I mean how far is your reach? Are we trucking trash in from seven counties away or something? What is that limit before it becomes kind of just too much for any one area?

Mr. McKittrick said good question. Currently the facility is designed for 370,000 tons that is currently collected in Mecklenburg County. We envision that facility probably having a capacity of about 500,000 tons total. We hope to be able to direct some of the commercially waste through that facility. That is generally the cap on where that facility can handle. It's a 150,000 foot structure. Beyond that, it gets to be not competitive or compelling to expand that facility.

Councilmember Howard said I think what I'm even saying to our local folks what kind – what do we want to limit it to be for that area and that neighborhood because another \$27 million

building could double that. That's not what the intent is I think of doing this facility, so what is that limit, what are we comfortable with, and I would love to know who regulates it as well. Is that state, is that federal?

Mr. Gledhill said the processing facility will be regulated as a transfer station treatment and processing facility by North Carolina DOT.

Councilmember Howard said do they have expertise with dealing with something like this, or this would be new to them as well?

Mr. Gledhill said they have expertise with the transfer station treatment and processing. They don't have a lot of expertise as relates to gasification technology.

Councilmember Howard said my last question, Mr. Mayor, you go to the transfer station, and you separate items. We talked about separating out things that could be pollutants. Where does that stuff go?

Mr. McKittrick said approximately 15 to 20% of that material that comes in is not recyclable or able to be used as fuel. That material would be land filled, so we are diverting 70 to 75% of MSW from the landfill and either creating energy from it or creating recyclables from that material.

Mr. Gledhill said we have been very clear with ReVenture is (inaudible – not near a microphone). We can recycle through the curbside program. Just because there is recycling going on at this facility we are not limited in any way (inaudible). We may do it at our Metrolina Recycling Center or your curbside program. It doesn't guarantee we'll deliver a certain number of tons per year. If we are able to remove half of the waste stream curbside before it ever comes to it (inaudible)

Mayor Foxx said we have a lot of questions that are being directed about the project. I think what is being described here is about the amendment, and I think what we need to do is to focus on any questions on the amendment. If you have questions about the project between now and next Monday, I'm sure Tom will make himself available, but we have to keep moving.

Councilmember Barnes said, Mayor, I'll be honest with you. My question actually concerns the project – not the amendment. It's an important issue though. It's something that Mr. Howard alluded to, and that is our expectations regarding the vehicles that will be going to the cycle because all of a sudden you decide to hit the 500 million ton mark, and you bring in garbage from Lincoln County and Gaston County and all over the place then that has, in my opinion, a negative impact on the quality of the lives of the people who live near that site because you have many, many, many more garbage trucks, so perhaps we could have that discussion at another time, but I think there may be some need to limit the scope of the vehicles that come to the site because I can see how we could easily have trucks from out of county.

Mayor Foxx said if you want to say what your question is.

Councilmember Howard said just one last thing, Tom. My brain is going while I'm thinking about this. Those 15% that you separate out and it's going to a landfill it's a little technical. If you are bringing stuff from other places, that 15% comes out of everybody's, and I want to make sure that effect on Mecklenburg County – you know, if we are taking the 15% that is being separated from Iredell as well, you are not going to take that back to Iredell. That is probably going to go to Foxhole.

Mr. McKittrick said no part of our current conversations have the Foxhole included as a disposal option. There are two other landfills that are available to us to dispose of that material outside of Foxhole.

Councilmember Howard said but you understand the technical question I'm asking. Are we taking on everybody else's other?

Mr. McKittrick said no.

Mayor Foxx said we have got a lot of questions, and I think there is still some understanding of the project that some Council members want to have, so you have got those questions, and there are probably more, so between now and next week hopefully they can get resolved.

Mr. Gledhill said, if I may, Mayor, the time sensitivity on this relates to the permitting process. (Inaudible – not near a microphone). Available to us on July 1, 2012, and that's not far away. We need to get the permitting process beginning on those facilities as soon as practical in order for us to begin the permitting process.

Mayor Foxx said I understand, and I think the message you are hearing tonight is there are some questions about the project that need to be resolved in order for people to feel comfortable with casting a vote one way or the other next week. Thank you.

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ENVIRONMENT: POWER2 CHARLOTTE WEBSITE

Curt Walton, City Manager, said, Mayor and Council, one of the 17 projects in our Energy Block Grant is to develop an outreach and education campaign on the other 16 projects, so Kim McMillan wanted to give you an overview of the Web site that has been established that meets that criteria.

Kim McMillan, Corporate Communications, said we are pleased to be at this point and to officially launch the Web site, power2charlotte.com. Before I get started, I wanted to acknowledge my teammate, Catherine Bonfiglio from Corporate Communications, and we also have White Space Creative, who was awarded the contract by Council early this summer. We also have some of our energy recipient grant. I just wanted to acknowledge that Merry Oaks is here this evening. We have Bob Gupton with the Sierra Club. We have Plaza-Midwood and Spring Parks. So, welcome, and we have project manager Daria Milburn, and, of course, Rob is here this evening.

Let me launch this because this is what it's all about. Power2 campaign is the umbrella campaign to market all 17 projects, but we would like to first start out with acknowledging our partners. Without our partners who were critical in the strategy development and now they are participating in some of these key projects, we wouldn't be as far as we are today. One of the assets of this Web site is that so many community partners and organizations and individuals and grass roots efforts will be able to come together collectively to share information and to learn. For example, on the Center City Partners page, we have the opportunity to promote all of our initiatives along with other initiatives such as Envision Charlotte that just recently kicked off in our area. We will continue to develop these pages and make them timeless.

Let me go back. As our home page, this explains the energy strategy and how we got to this point, and for anybody interested in communicating directly with us, there is a direct connect to the City's energy and sustainability manager along with all project managers. Recently we added the full report prepared by Camp Dresser, and we have a way to communicate, like I said, with the staff.

The energy initiatives – this is the real meat and potatoes of the site. This outlines where all the dollars and investments are going, and some of the projects I just wanted to highlight. Each of the 17 projects rolls up under five departments, if you will. You have your energy investment and revitalization areas, the neighborhood energy challenge, for example. Here are the neighborhoods that were awarded the grants, and everybody is extremely creative. We just wanted to point out here the echo district. Again, this is when they were presented their award, and these are their projects, and here are the videos that will be uploaded, and we will continue to add to this and make it as grassroots as our partners want.

I also wanted to highlight the Spring Park, for example. They are doing a low voltage lighting reduction campaign, but they are also engaging in social media with Facebook, and, again, the videos about the specific project. Our catalyst projects, for example, I will take you to the

recycling ones since that was the one we most recently kicked off. Again, you get the full explanation of the project, and, again, what else are we doing besides the grant. You get connected to all of the recycling information that the City and County has to offer along with other valuable campaign information, and, again, a direct contact with the project manager. I'm going to highlight the air quality because we are going to take every opportunity we can, for example, with the Bicycle Master Plan, to actually connect as many of the projects to current plans that Council has adopted and that emulate our policies.

As these projects are further developed – I'll go down to the Parktowne Terrace retrofit, for example. The project hasn't started, but as contractors get selected and systems get created, we are going to pepper these pages with information about contracts and valuable resources, so if I'm somebody sitting out in Iowa and I want to know what Charlotte did, I can go to this Web site and get as much information as necessary.

The footprint is a very exciting project for us, and at this time, I'm going to ask Keevan White to just show you the technology behind this. If you noticed our little character out here, we finally refer to him as Pluggie. Pluggie will be throughout the footprint, and you will be able to pinpoint all the projects because our goal is to become the energy capital and become a national model, and who knows, maybe one day we'll be giving tours about this type of investment in our community.

Keevan White said this piece is still in the beta stage to a degree, but it should be finished up in the next week or so, but this map is driven off of GIS data that the City is providing and we are getting from some other places. But this map is interactive, so you can get a wide view of the city and you can drill in, and it will have icons at the location for every ECDG project in the city. Somebody can just look through these or find one on the map they want to know more about, and if they click on it, they will get an overview of the project, and they can click into the button there that will connect the map to the project details. They can go back and forth in that manner. There are a few of these projects on the map currently, but as I said, by the end of the week, we'll have more and more of them on there.

Ms. McMillan said I'll take you back to resources. Currently, if you were to visit the environmental Web page, we have lists of local, state, and other valuable resources. We are going to take that information and populate this area with that type of resource. The Get the Power is a very exciting section because this helps the community drill down to specifics. For example, if you were interested in conserving water in your household, we connect you right to a water usage audit, and there will be other valuable resources and tools. Many of these already exist. We have them. We are just bringing them to a central resource because we want to be the one-stop shop.

As far as the communication area goes, tomorrow we will launch our first environmental newsletter. Again, the two main deliverables for this campaign are the Web site and the electronic newsletter because we want to be very energy efficient in our communications. Let me point this out. This is exciting. These little areas will change out, and once we get our solar or kiosks at Discovery Place and we can start recording data and results, we will promote that type of data. We will also continue to educate the community on tips and factoids related to energy efficiency and conservation.

The new section, again, we are going to be just not our news. Any news of our partners or our resources we welcome the opportunity for them to be on this site. The events are kind of exciting because not only are these community wide sponsored events, any City event will be denoted by Pluggie so people will know automatically what is City sponsored. Contact us – we feel this will be a valuable way of collecting and measuring community input. We simply ask our visitors to select the projects that they are most interested in so we can report back and engage the level of interest and excitement in the community.

Finally, we wanted to take the opportunity to promote doing business with the City. As contracts get promoted or projects come on board, again, we wanted to make it easy to do business with the City. That concludes our overview, I believe. We are going to pass out the utility bill insert that will go out throughout the month of November, and, of course, we are going to pass out our

Power2 Charlotte wristbands that will allow us to have something at the neighborhood level up to formal meetings, and we hope you will wear it and help promote the site and the newsletter.

Mayor Foxx said, Kim, I want to tell you that a lot of people have been involved in this effort, both to get the community talking about what we should do with energy efficient block grant funds, and I know Mr. Peacock did a couple of Town Halls and got the community talking about it. The corporate community has been great, but you have been very modest. You have been great, too, in helping to assemble this team to put this effort together, so I want to tell you thank you for your effort. It's a great effort.

Councilmember Peacock said, Kim, just a real quick contact question. Can you take us from charmeck.org and show us how to get to this?

Ms. McMillan said great question. This would be terrible to miss this point. The logo is going to be prominently displayed on charmeck.org. Say you are at Solid Waste Services and you are reading about our recycling efforts at that juncture, you will see this logo. We are going to give you multiple opportunities to enter this site and cross-reference back and forth.

Councilmember Peacock said so you will see Pluggie on charmeck.org Web site somewhere?

Ms. McMillan said more Power2 Charlotte. We have specifically developed sub-brands like Power2 Recycle so that platform gets into the department level sites and the actual initiatives.

Councilmember Peacock said my second question is about we haven't completely abandoned our pledge card; have we, that we created here several years ago? It's first generational, but –

Ms. McMillan said, as a matter of fact, we will put that on Get the Power2 Learn because that would be a wonderful link, and, again, to teach people the simple things they can do to be a part of this effort.

Councilmember Mitchell leaves the meeting at 7:18 p.m.

Councilmember Peacock said I echo the Mayor's comments. This is really, really impressive, and it gives me the opportunity – you all may have seen on your schedule, we have scheduled a Town Hall meeting, and I will make an announcement next Monday night as well, too. This is a continuation, Part 2, to the Town Hall meeting we held last May that received such good attendance and kicked off the energy efficiency block grant efforts that led to the Neighborhood Challenge, which led to the hiring of all these resources that we are now putting in place.

Ms. McMillan said all the Council meetings will also be promoted on this calendar as well.

Councilmember Mitchell said there is a quiet gentleman, who I know worked very hard. He is very modest – Rob Phocus. Rob, thank you so much for your energy and going and receiving grants on behalf of the City. Mr. Peacock, I must engage you. Rob and I have been having initial conversation with the North Carolina Military Business Center about doing an energy summit here in Charlotte, so as we continue to brand our City as the new energy capital, I think having events like that coming to us would be great. Great job, Kim and Rob, appreciate your work.

Mayor Foxx said thank you for mentioning Mr. Phocus. I didn't see him back there. That's twice today we have been some place, and I didn't see him. He hangs out in the back, but he is doing a lot of great work.

Councilmember Howard said it's such a great tool. How do we make sure we use it for education with our school system? Have you talked to the school system at all about how to – want to take advantage of adding their initiative to this as it comes along even if it's a small one at a school as well as how do we make sure they go to it as a resource?

Ms. McMillan said we have a huge opportunity to do that. As a matter of fact, the solid waste recycling effort is the best demonstration of where we can go with this right now because when you get linked to the County, the County includes all the schools' efforts, all the recycling in the

schools, so we have to continue to connect with those partnerships. We have a huge opportunity. We are not limited in any way. It's just the next level. Now that we have the site populated with the projects, we are going to continue to look for ways to make this beneficial all the way from the little person all the way up, so we'll be working hard on that in the school system.

Councilmember Howard said one follow up, Mr. Manager. We have City partners that are doing innovative things as well. I work for one – the Double Oaks Development, Energy Star. There are some of those things that would be great to add, and I'm sure there are other partners of ours doing things that we should populate this site with everything connected to the City.

Ms. McMillan said we have had meetings with all energy partners, and they are all very excited about having this logo on their site. Duke Energy wants to find a way to, so, again, there is going to be all this cross-referencing, and it's truly going to be a one-stop shop. We are not going to be satisfied until we know that it's got the most rich amount of information possible. We hope to make you real proud at the National League of Cities. We are going to be showcasing this at I guess it's called the Trade Show, if you will – the showcase maybe. We will be featuring.

Councilmember Carter said I can't tell you how excited I am about this. This is really well done. This is just fabulous. My next question is about five years I started talking about a place where we could register environmental projects. This is not just the schools, it's not just the City; it's what is going on with our residents – sort of a scrolling how you contact, who is working on what. That, to me, is really one of the best tools we could have – how we link fingers, link hands, link projects.

Ms. McMillan said the contact area could be a place to do that, and I didn't get a chance to talk about the Facebook and the You Tube, so we will continue to look for ways to bring that information together.

Councilmember Carter said would there be perhaps certain zones like I'm working on a new way to light a house or working on a new way to weatherize or something like that that could get us into certain columns of communication? Just a specific type of interaction for our citizens.

Ms. McMillan said something similar to this but making it a menu that the citizen or household could participate in. We can definitely think of a way to get that done.

Councilmember Carter said and you can put up your way to connect with you if you are interested in this and back and forth.

Ms. McMillan said thank you for that suggestion.

Mayor Foxx said thank you so much. Great work everybody.

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PUBLIC ART MID-YEAR UPDATE

Mayor Foxx said we have some great folks who devote their time to helping us with our public art efforts, and I see Robert Bush here.

Curt Walton, City Manager, said, Mayor and Council, the Public Art Ordinance requires a mid-year report on the current status of this year's projects, so Robert is here to give us the overview.

Robert Bush, Senior Vice President, Arts & Science Council, said Jean Greer is also here with me if you have questions that I am not capable of answering. The public art program began in 1981 in this community, and the current framework is based on the ordinances adopted by the City Council in 2003, which sets aside up to 1% of eligible capital investments to fund public art works. Each year the Public Art Commission leads community based art selection panels for

artists that review and interview artists for new projects. The ASC then approves contracts with those artists and administers the work of those artists as projects are moving forward.

City Council has requested that the Public Art Commission in collaboration with City staff select highly visible locations for works so that as many residents as possible can have access to them and enjoy the work. We have further enhanced that this year. We launched a free downloadable POD-cast walking tour of the public art in the Center City area that is available through the ASC Web site or through charlottecultureguide.com. Since funding is derived from the City's capital budget for new construction or renovation of projects, art works are literally crafted into the landscape as the city grows and changes.

Tonight I don't have too many projects, but we want to give you the status of current projects, the audit summary for the current fiscal year or the year that ended in June, and the preliminary or the work plan for FY11. The first project is the NASCAR Hall of Fame, and the art was programming for the light ribbon that runs around the work. The light programs are highly visible each evening until midnight and are part of the very dramatic transformation of the City skyline by light. I'm sure you are all familiar with that. I moved very close to the Center City, so I am benefitting from that very interesting sort of play of light across the skyline every evening. Light artist Erwin Redl, internationally recognized for his light installation, and Norman Coates, the director of theatrical lighting design at the North Carolina School of the Arts in Winston-Salem, each created two light programs for the ribbon that have been added to the evening displays. All of the programs use color and speed to communicate the excitement of racing and activate the surfaces of the Hall of Fame from every direction that you look. If you haven't seen the ribbon in function, it's really very exciting, and these patterns by Mr. Redl and Mr. Coates really stand out because they are sort of unique. They are not the sort of standard program you would expect.

The Commission and the ASC board has contracted with Ed Carpenter to do a new monumental sculpture at the proposed new entrance to the Airport from Wilkinson Boulevard near the Little Rock Road interchange. He was selected last summer over several other very impressive candidates, and it will be a defining landmark for the Airport into the future. Jerry Orr and other members of the team from the Airport were on the selection committee and actually this was Jerry's preference of artists and piece.

Councilmember Kinsey said, Robert, what material is that? From here it looks like glass, but I'm sure it isn't.

Mr. Bush said aluminum and dichotic glass.

Councilmember Kinsey said it's lovely. I like it.

Mr. Bush said this next piece is actually that was just determined last week at the Public Art Commission. Zack Noble has been selected to do gates at Fire Station No. 42. Zack is also a North Carolina artist. He lives and works in Bakersville, and the gates were designed to match the sort of art deco nature of the building that has been designed. You can see where they are in relation to the building. It will give a little more visual reference to the facility beyond just the main facility, and the gates actually slide back separating in the middle.

The next is Charlotte-Mecklenburg Police Providence Station. This Charlotte-based artist, Tom Thoune, received this commission, and this is the station on Wendover Road. Last week there was some discussion between the artist and City staff and Police staff and City Engineering and the architects about focusing all of the work on the exterior entry sculpture and lobby flooring and not on a secondary piece that was discussed earlier in the commission, and he is just beginning the design work. You may be familiar with his work however. He is the artist that did the light rail stop for CATS in South End where the sculpture is made from broken china that residents brought to him to use in the creation of the work. So he is a ceramic – mosaics is what his typical work is.

Now the one we are still sort of waiting on but may be the most exciting, a little over a year ago the Public Art Commission endorsed the use of business corridor funds to pursue the lighting of the underpass at I-77 at West Trade Street. This major entry point into the Center City to the east

and to Beatties Ford and Johnson C. Smith on the west is of course the reason for this. Dr. Carter and his team have also been and the Beatties Ford Road Taskforce have been very involved in this, and they have advocated for the project. City staff from Budget, Planning, Neighborhood, and Business Development, the Department of Transportation as well as the State Department of Transportation engineer have been working on this as well. Senator Graham has been very helpful in working with the Governor's Office to get the conversation about using lighting on underpasses, and the ordinances or the rule from the State Department of Transportation amended to make this possible. Last week the draft regulations were submitted for comment both at the state level, and we know that CDOT here is actually commenting on those regulations. So as soon as we get through this regulatory process, we are ready to move forward on this lighting project at 77 and West Trade Street.

Mayor Foxx said you have come a long way because a generation ago all those lights would have been red.

Mr. Bush said this is a summary of the ASC audit, which includes a section on public art as part of our operating budget. You can separate it out in the document. This is showing both FY09 and FY10. You can see there has been – we have lost about a third of the revenue in this program over the period which you would expect due to the economic downturn. The County has been the lion's share of the projects, but most of those projects are actually ending. We are finishing those projects, so now if you look at the FY11 budget, City projects are the dominant piece in the puzzle. You can also see that ASC is continuing to subsidize the operation of this program because the 15% does not cover all of the costs of managing the program. We also had a decline in private projects that we have been asked to administer on behalf of developers. The vast majority of the expense is 86 cents of every dollar is in the artists' fee and the developing of the piece. The administration is running at 14% of the total cost.

Last week City staff and ASC staff toured the business corridors focusing primarily on Statesville Avenue and Beatties Ford Road to assess where FY11 funds could be most efficiently used. The Fire Department headquarters at the intersection of Statesville Avenue and Graham Street was also looked at as part of this. They are doing a little bit of additional look at where these four new investments are best utilized. Of course, the Providence Fire Station is moving ahead. That's already in design, but the Fire headquarters, the business corridor, and the North Tryon business corridor we have not determined yet what exactly to do with City staff, so we would have that probably by the next time we come to report in the spring.

Finally, a list of members of the Public Art Commission. They adhere to committing the highest quality work that is accessible to the residents for this city, and they understand that many people don't go to museums but can appreciate and value the beauty of art near their homes, and public art does provide this opportunity, and I would be happy to answer any questions, and Jean can help me if there is something I don't have right at my fingertips.

Councilmember Peacock said, Ms. Greer, you and I had talked probably about six months ago about the water tower off of Beatties Ford, and I wanted to know did that discussion go anywhere? That was also related to our renovation of that space and the painting. I know Malcolm Graham was pursuing some discussions, so is there any status there on the other end of the West End?

Jean Greer, ASC, said we had it priced out, however, that will be a City administration decision as to whether or not we can actually wrap a water tower. There are a lot of ways to wrap it without impacting (inaudible – not near a microphone). It's possible. It hasn't gone anywhere.

Councilmember Peacock said when you say wrap it there must be some kind of artistic creativity around that when you say wrap it – with a bow or –

Ms. Greer said, no, we would have an artist design a concept, and then it could be printed and be on a type of vinyl material and wrapped in a temporary basis around (inaudible).

Mr. Bush said it's not unlike the process that they use to wrap race cars.

City Manager Walton said, Mr. Peacock, we are open to that. We had to go ahead and paint it to stabilize the paint, but if somebody has the funds to do that because it is relatively expensive. I don't know that there is an estimate on it, but it's probably in the hundreds of thousands.

Ms. Greer said it's close to a hundred.

City Manager Walton said we will consider that if somebody comes to us.

Mayor Foxx said somebody meaning like Johnson C. Smith or –

City Manager Walton said anybody with 100 grand.

Mayor Foxx said you will allow it; you just don't want to pay for it.

City Manager Walton said right because it is structurally sound the way it is. We have done what we needed to do with the money we had, so if there are other funds, we are open, which hasn't always been the case.

Councilmember Peacock said the light idea is definitely a unique one. Why not lights on something like the water tower?

Mr. Bush said that's definitely a possibility. It's a different approach. We would have to –

Councilmember Peacock said you could have two bookends. You could have a bookend going under 277 and one at the very top up there that would be anchoring the new definition of West End. I'm just putting the idea out there. You have the same artists thinking about it. It would add some continuity to that entrance.

Mr. Bush said it would actually be very beacon-like at night on that corridor, too. We can definitely look into that.

Councilmember Kinsey said, well, two silly comments. No, one silly comment. I love the lights under the bridge. That's great; I love them. But I suppose the City is going to pay the light bill; is that right?

City Manager Walton said I don't know, but that is probably a good question. Although I assume the bridge is illuminated somehow now with wiring or includes wiring, so don't know. Good question.

Councilmember Cooksey said don't assume that kind of thing.

City Manager Walton said we'll find that out before –

Councilmember Kinsey said because we maintain everything else. The other – as my colleagues know, I was at the opening of Fire Station 40. I was disappointed that we don't have public art out there. I understand it was because we were consolidating money, and I guess Fire Station 42 got it. Nonetheless, it's a gorgeous station, but I said where is the public art and was told we didn't get any out there.

Councilmember Carter said, Mr. Peacock, I really respect your suggestion, but there is something that we do in many of our rezoning that we have the pack lighting or upward focus lighting so ambient lighting is a real problem, and we try to harness that as well as possible.

Mayor Foxx said regarding the tower.

Councilmember Carter said if it's focused down, that's one thing; but if it's focused up, you have that destruction of the view of the sky.

Councilmember Dulin said, Bob, good to see you again. Fire Station 42, the gates – everybody likes the gates out at 39 at the Arboretum. These gates I'm sure will be just fine. Is there any additional outside – we are not going to have another Firebird out here, are we?

Mr. Bush said the gates are the only piece at Fire Station 42.

Councilmember Dulin said the mosaic tiles – at the Providence fire station that's always a big hit. Then back to the mosaic tiles around the trashcans. I drove in to work here today after going somewhere else on Central Avenue and saw the trashcans. They are movable. They are heavy as all get-out. It's a stone trashcan that you all wrapped and made it even more heavy. But I would like to see those things go on tour. There's no reason why they can't move around Charlotte. They have been on Central Avenue now for two years. No reason why they can't go and be moved around town and beautify other parts of the city.

Mr. Bush said after a project is finished we actually sign over. The City owns the trashcans, so the maintenance of them and the emptying of them is something that I assume Waste Management does for the City, and you are free to have them moved anywhere you choose. They wouldn't necessarily fit aesthetically because they were designed by input from people along Central Avenue.

Councilmember Kinsey said they are supposed to be in District 1.

Mayor Foxx said let me just say with spiraling federal deficits and spiraling spending at the local level I don't know if I want to pay money to pick those things up and move them around the city.

Councilmember Dulin said, Mr. Mayor, trashcans like that get picked up and moved all the time. They get picked up and replaced. They get picked up and fixed. That's movable. This is just an opportunity for us to talk about this. That's movable art. Bus stops all over Charlotte ought to have the opportunity to have a \$1,400 trashcan.

Mayor Foxx said the question is? Thank you very much, Mr. Bush. Very good comments by everybody, and we'll move on to our Citizens' Forum.

* * * * *

CITIZENS' FORUM

Bill Gupton said I'm the chair of the Central Piedmont Sierra Club representing 2,300 members in the Mecklenburg and related counties. I would like to say I'm speaking tonight regarding the solid waste plan, and I would like to compliment the Council for the great questions regarding public safety, about transportation, about the fuel sources. I would encourage you to attend the Friday meeting of the Solid Waste Commission and hear the level of expertise as they look at some of these issues. I want to clarify a couple of issues for you. The Central Piedmont Sierra Club has begun a process to contact the other municipalities to ask them to reconsider their vote regarding the approval of the solid waste plan. When the plan was presented to them, the developer had presented information that implied that they were not going to build an incinerator. Gasification is an incineration process. It is governed under the EPA guidelines as a municipal or solid waste incinerator, and unfortunately some of your decisions may have been clouded by the fact that it was presented that it was not going to be an incinerator. The other issue that we hope you will take into consideration is that – and I heard this tonight – that the facility would be a minor source for hazardous air pollutants. All incinerators regardless of size are required to have a Title 5 major source permit. The facility will be required to receive that permit within one year of operation. So you are going to be voting next week on the solid waste plan. I hope that your issues related to the economics of this decision, the public safety of this decision, the public health of this decision, and the environmental impact on the water, air, and soil of our community are resolved completely in your mind before you vote to consider this as an option. There are two memoranda of understanding that the County has committed to to proceed with the building of an incinerator to burn our gas for the next 20 years. The City of Winston-Salem recently considered building a gasification facility. They decided to abandon that because of the cost and their feeling that this would be a two- to three-year analysis that would have to take place before they would transfer their garbage from their White Street Landfill to making a commitment to burn their garbage in an incinerator, a gasification incinerator. So, we urge you – we heard tonight that there was a time sensitivity to this. We

urge you not to move forward without doing due diligence and making sure that all of these issues are addressed on behalf of the citizens of both Charlotte, Mecklenburg, and Gaston counties.

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MAYOR AND COUNCIL TOPICS

Councilmember Peacock said before we adjourn I want to seek a referral to the Environment Committee. The Environment has reached the point where our agenda has nothing on it at this current time right now, and that's not necessarily a bad thing, but I do believe we have some subjects that would tie nicely to what we saw tonight from Kim McMillan. The Mayor has hosted several breakfasts, which I attended, of people in the energy sector and the alternative energy here in Charlotte that are trying to create jobs in the field. I was speaking of the subject of a possible sustainable and alternative energy strategy to be developed by the City in concert with the Chamber, Charlotte Regional Partnership, and all the other groups that we have out there to really try, number one, to help us improve the regulatory environment, and, two, promote energy efficiencies, and, number three, help the City lead by example and further our focus area plan, number four, funding for sustainable energy, and the last two are increase public awareness in sustainable energy and the public-private partnership opportunities that could be available. I feel like as a city we are moving into the first phase here with the Energy Efficiency Block Grant. The question is which direction do we go after that, so I was seeking a referral to the committee to begin the dialogue, and if it goes somewhere, so be it. So motion to refer to Environment.

[Motion was made by Councilmember Peacock and seconded by Councilmember Dulin]
[to refer the subject of a sustainable and alternative energy strategy to the Environment]
[Committee.]

Councilmember Carter said we have a reminder here that the United Way Fund drive is still on. We have not quite met –

Mayor Foxx said let me make sure we deal with this. We have a motion and second. Were you going to comment on the referral? Any objection?

Councilmember Carter said we have something on the legislative agenda that will promote this, so it's a good tie-in. We just discussed that today.

Councilmember Howard said I was just asking who had the whole ReVenture thing (inaudible).

Councilmember Peacock said I will let Mr. Kimble and Ms. Burch comment on that. Mr. Kimble is here.

Deputy City Manager Kimble said Ms. Burch is away, but we can have that conversation if you feel like you want to have a joint committee meeting. That is not something we have done routinely, but it's up to Council. We have had I think three discussions on ReVenture.

Mayor Foxx said I will say that there is a lot of discussion going on about energy hub, energy capitol, consolidating effort, regulations, and so forth, and I am in some of those discussions, too, so we don't want to walk all over ourselves. Why don't we go ahead and go without objection on this and move forward with the referral and maybe between now and next Monday have some conversation with Mr. Mitchell and the ED Committee about whether they want do a joint referral.

Councilmember Howard said I'll just attend.

City Manager Walton said let me weigh in on that. We have had several joint committees over the years, and the issue is that puts together seven, eight, or nine of you and leaves out two, three, or four of you, so it gets to be kind of difficult to share the information in a way that is not really redundant for the vast majority of the board.

Mayor Foxx said is the desire at this point to receive information about kind of what's out there and to then figure out what we are going to do going forward? Is that kind of the idea? Is there interest by non-committee members in having input into that discussion? I mean do you want to have a Council discussion of it and then refer it, or do you want to just refer it? It doesn't matter to me – either way.

Councilmember Howard said (inaudible). We are getting to the point where a lot of the questions are getting into the (inaudible). I'll just make sure I attend if I can.

Mayor Foxx said without objection we'll just send it.

Councilmember Kinsey said what are we sending to which committee? We are talking about what Edwin suggested, and then we were talking about the ReVenture project.

Mayor Foxx said ReVenture is in ED currently.

Councilmember Kinsey said, yes, I know. We'll leave it there.

Mayor Foxx said yes. It's not moving. He's trying to get a more strategic discussion going in Environment.

Councilmember Cannon said I think what I'm hearing is that typically when things go to committee there is some level of we are studying those issues more as well as asking questions. If it's more asking questions on one rather than the other, which I think there is still a lot of questions that we have heard tonight about ReVenture, then maybe the suggestion would be that if we have those questions to submit those accordingly to whomever the appropriate source might be staff wise and try to get that information back because we heard earlier that there is some kind of a timeframe, permitting and things like that, that they are trying to work under. Mind you, it's still up to us at the end of the day and we shouldn't be rushed by it, but at the same time, if we want to try to make it fluid talking questions, I don't know that we really need to send it to a committee. It's just questions. We ought to submit our questions and look to get the answers back.

Mayor Foxx said let's make sure we have apples to apples. I want to make sure because ReVenture is kind of in a silo in ED. The larger strategic question of how we move forward on energy and that stuff is what Mr. Peacock is talking about. So you are suggesting –

Councilmember Cannon said I think Mr. Peacock's piece is fine. The other, ReVenture, is probably more – I'm asking more about the questions that might be out there that are burning right now. Mr. Howard asked several tonight; Mr. Barnes did, members around the body.

Mr. Kimble said after your item tonight on ReVenture I huddled with Mr. McKittrick to be sure that we record all the questions that you ask tonight and that we plan on responding to all of those questions by Friday this week for next week's meeting. If there are additional questions, however, those (inaudible).

Councilmember Cannon said I would like some of the things he said to make sure we are getting the proper answers to. I would like that to be a part of it – not see them over there scribing ReVenture – to make a note of that, so if we could get that as well, that would be great.

Councilmember Kinsey said I mentioned this before, but this is a situation we have gotten to before and somehow we always – we vote for something and then we can always – this isn't the final vote, and then we keep voting on it, and by the time we are at the end of the road, we have voted on everything, we can't go back. So I just caution us because while this seems easy just to go on and vote for this and it looks pretty harmless to me, but it's another vote, so let's make sure we want to stay on that road. At this point, I'm not so sure that we understand it enough to stay on that road. I have seen too many things happen since I have been on Council like this, and it does concern me.

Mayor Foxx said ReVenture?

Councilmember Kinsey said, no, too many things – we start out something. Well, this isn't the final vote. You are going to get to vote on it again. Well, it's a piece here and a piece there, and then all of a sudden we have got something here at the end.

Councilmember Turner said my concern is that tonight we heard from the gentleman from the Sierra, and I don't know how you are going to get his questions. I think he brought some very important issues, and I would like – is there any way that we could have his questions as part of this entire package for us to get responses back to, Mr. Kimble?

Mr. Kimble said, yes, sir, we can.

Councilmember Turner said I think that is an excellent way to handle this, and I think it is important. I don't think we are ready to send anything to a committee because you don't know what it is that we all have concerns with, so I think the way you handle it and suggested that we do it is the best way to do it until we can feel comfortable or the Council members feel comfortable about what we are getting ready to make a decision on. At this point, I think it is important that we get the right questions and the right answers back, and I hope we can find – I want to add one because I'm not for sure whether there is a question. One of my questions is they have told us there is no facility that is currently doing this process in the country. I think it's important, Mr. Kimble, that we get a specific answer because they don't even have the equipment at this point based on what the previous gentleman said to do this process, so I don't know how someone could answer a question about a public safety issue if they don't know what equipment they are going to use, and there is no process that is currently up and running to make that determination. So I hope we get those things clear by Monday.

Mayor Foxx said am I hearing correctly that there is some unreadiness with this referral to Environment because of the thing we have in front of us with ReVenture? Am I hearing that correctly?

Councilmember Kinsey said two separate issues.

Mayor Foxx said that's what I thought, too.

Councilmember Kinsey said I think they are two separate issues.

Mayor Foxx said I just want to know. Is everybody cool with the referral? Is there an objection? Okay, that will go forward. Now, with ReVenture, I hear the issues and concerns. I think the staff is suitably given direction to get us responses back, and I think Mr. McKittrick, wherever he is, is incentivized to reach out to you all and answer any questions you have between now and next week. If they are not answered to your satisfaction, obviously you have the option to vote your conscience on that. We are where we are. There is a motion pending to adjourn.

Councilmember Carter said just a reminder that we were asked to participate in the United Way Fund drive, and the Mayor's and City Council members' donations are 90% of the goal, so hopefully we can all participate to the end that we help our community.

Mayor Foxx said, Nancy, I want to congratulate you on your appointment at the North Carolina League of Municipalities as well. You continue to represent us well. Let's give Nancy a hand. What are you – like president?

Councilmember Carter said, oh, no, just on the board.

Councilmember Peacock said I wanted again to thank Kim for her effort on tonight and the Web site. In our packet this week, we heard from the annual report of Keep Charlotte Beautiful and also wanted to reference to the Council that we had at one time brought up the subject of how would we merge Keep Charlotte Beautiful and Keep Mecklenburg Beautiful, and if you read your memo, essentially what we now have done is we have sent an ambassador from one group to the other to begin speaking to each other. My question to you is Keep Mecklenburg Beautiful is doing a lot of wonderful things as well, too. Are we excluding them from our Web site, or are we including them, which I believe we should be because their annual reports read an awful lot

alike, and when you read the great things they are doing. We also heard from Bruce Gledhill, who is the staff resource for Keep Mecklenburg Beautiful.

Kim Pearson-Brown said (inaudible – not near a microphone)

Mayor Foxx said James is not here, but you all know that in a month he is going to be sworn in as the president of the National League of Cities, which is a really big deal for us, and I know a number of you are going to go out there and be with him. I'm going to try to get out there, too. When you see him, give him a pat on the back and wish him congratulations.

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ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

Ashleigh Martin, Deputy City Clerk

Length of Meeting: 2 Hours, 20 Minutes
Minutes Completed: November 18, 2010