

NORTH CAROLINA GENERAL ASSEMBLY
1981 SESSION

CHAPTER 159
HOUSE BILL 202

AN ACT TO AMEND THE CHARTER OF THE CITY OF GREENSBORO AS
REVISED AND REORGANIZED BY CHAPTER 1137 OF THE SESSION LAWS
OF 1959, AS AMENDED.

The General Assembly of North Carolina enacts:

Section 1. Section 3.21 of the Charter of the City of Greensboro, as set forth in Section 12, Chapter 213 of the Session Laws of 1973 as amended by Section 1, Chapter 100 of the Session Laws of 1975, is amended by rewriting the entire section to read as follows:

"Section 3.21. Organizational meetings; oath of office.

The organizational meeting of the council shall be held as set forth under the requirements of G.S. 160A-68. At the organizational meeting, the newly elected mayor and members of the council shall qualify by taking the oath of office prescribed in Article VI, Section 7 of the Constitution. The council shall organize by the choice from its members of a mayor pro tem who shall hold office at the pleasure of the council."

Sec. 2. Section 3.22 of the Charter of the City of Greensboro, as set forth in Section 1, Chapter 1137 of the Session Laws of 1959, is amended by repealing the last full sentence contained in subsection (a) and by substituting in lieu thereof the following sentence:

"In addition, the council shall comply with the public notice requirements as set forth in G.S. 143-318.12(b)."

Sec. 3. Chapter IV, Subchapter B, Article 1 of the Charter of the City of Greensboro, as set forth in Section 1, Chapter 1137 of the Session Laws of 1959, and as further amended by subsequent Session Laws, is amended by adding a new section following Section 4.54 to read as follows:

"Section 4.55. Economic Development Projects.

(a) **Definition.** In this Article economic development project means an economic capital development project within a certain defined area or areas of the city as established by the city council, comprising of one or more buildings or other improvements and including any public and/or private facilities. Said project may include programs or facilities for improving downtown redevelopment, 'pocket of poverty' or other federal or State assistance programs which the city council determines to be in need of economic capital development or revitalization and which qualify for capital assistance under applicable federal or State programs.

(b) **Authorization.**

(1) In addition to any other authority granted by law, the City of Greensboro may accept grants, expend funds, make grants or loans, acquire property and participate in capital economic development projects which the city council determines will enhance the economic development and revitalization of the city in accordance with the authority granted herein. Such project may include both public and/or private buildings or facilities financed in whole or in part by federal or State grants (including but not limited to urban development action grants) and may include any capital expenditures which the city council finds necessary to comply with conditions in any federal or State grant agreements and which the city council finds will complement the project and improve the public tax base and general economy of the city. By way of illustration, but not limitation, such a project may include the construction or renovation of any one or combination of the following projects:

- (a) Privately owned hotel.
- (b) Privately owned office building.
- (c) Housing.
- (d) Parking facilities.

Such project may be partially financed with city funds received from federal or State sources and being granted or loaned to the private owner of said construction or renovation; in addition, other city funds from any sources may be used for acquisition, construction, leasing and/or operation of facilities by the city for the general public and for capital improvements to public facilities which will support and enhance the private facilities and the general economy of the city.

(2) When the city council finds that it will promote the economic development or revitalization in the city, the city may acquire, construct, and operate or participate in the acquisition, construction, ownership and operation of an economic development project or of specific buildings or facilities within such a project and may comply with any State or federal government grant requirements in connection therewith. The city may enter into binding contracts with one or more private parties or governmental units with respect to acquiring, constructing, owning or operating such a project. Such a contract may, among other provisions, specify the responsibilities of the city and the developer or developers and operators or owners of the project, including the financing of the project. Such a contract may be entered into before the acquisition of any real property necessary to the project by the city or the developer or other parties.

(c) Property acquisition. An economic development project may be constructed on property acquired by the developer or developers, or on property directly acquired by the city, or on property acquired by the Redevelopment Commission while exercising the powers, duties and responsibilities pursuant to G.S. 160A-505.

(d) Property disposition. In connection with an economic development project, the city may convey interests in property owned by it, including air rights over public facilities, as follows:

- (1) If the property was acquired under the urban redevelopment law, the property interests may be conveyed in accordance with said law.
- (2) If the property was acquired by the city directly, the city may convey property interests by any procedure set forth in its city charter or the general law or, by private negotiation or sale.

(e) Construction of the project. A contract between the city and the developer or developers may provide that the developer or developers shall be responsible for the construction of the entire economic development project. If so, the contract shall include such provisions as the city council deems sufficient to assure that any public facilities included in the project meet the needs of the city and are constructed at a reasonable price. Any funds loaned by the city pursuant to this paragraph to a private developer or developers and used by said developer or developers in the construction of a project hereunder on privately owned property shall not be deemed to be an expenditure of public money.

(f) Operation. The city may contract for the operation of any public facility or facilities included in an economic development project by a person, partnership, firm or corporation, public or private. In addition, the city, upon consideration, may contract through lease or otherwise whereby it may operate privately constructed parking facilities to serve the general public. Such a contract shall include provisions sufficient to assure that any such facility or facilities are operated for the benefit of the citizens of the city."

Sec. 4. Section 4.111 of the Charter of the City of Greensboro, as originally set forth in Section 1, Chapter 1137 of the Session Laws of 1959 and as further amended by subsequent Session Laws, is amended by striking out the words and figures "twenty-five thousand dollars (\$25,000.00)" as the same appears therein and by substituting in lieu thereof the words and figures "fifty thousand dollars (\$50,000.00)".

Sec. 5. Chapter IV, Subchapter D, Article 1 of the Charter of the City of Greensboro, as set forth in Section 1, Chapter 1137 of the Session Laws of 1959 and as further amended by subsequent Session Laws, is amended by adding a new section following Section 4.112 to read as follows:

"Section 4.113. Minimum number of bids for construction contracts.

No contract to which G.S. 143-129 applies for construction or repairs shall be awarded on the first advertising thereof unless at least two competitive bids have been received from reputable and qualified contractors regularly engaged in their respective lines of endeavor."

Sec. 6. Section 4.127 of the Charter of the City of Greensboro, as set forth in Section 1, Chapter 1137 of the Session Laws of 1959 and as further amended by Section 9, Chapter 55 of the Session Laws of 1963, is amended by repealing subsection (a) in its entirety and by relettering subsection "(b)" to become subsection "(a)".

Sec. 7. Section 7.03 of the Charter of the City of Greensboro, as set forth in Section 1, Chapter 1137 of the Session Laws of 1959 and as further amended by

subsequent Session Laws, is amended by striking out the words and figures "five thousand dollars (\$5,000.00)" as the same appears twice therein and by substituting in lieu thereof the words and figures "ten thousand dollars (\$10,000.00)" in both places.

Sec. 8. Section 7.21 of the Charter of the City of Greensboro, as originally set forth in Section 24, Chapter 686 of the Session Laws of 1961 and as further amended by subsequent Session Laws, is amended by striking out the words and figures "five thousand dollars (\$5,000.00)" as the same appears therein and by substituting in lieu thereof the words and figures "ten thousand dollars (\$10,000.00)".

Sec. 9. All laws and clauses of laws in conflict with this act are hereby repealed.

Sec. 10. This act is effective upon ratification.

In the General Assembly read three times and ratified, this the 1st day of April, 1981.