



**TO:** Dumpster corrals update & proposal  
**FROM:** Bryan Myrkle, Community Development Director  
**SUBJECT:** Fiscal year 21-22 Budget  
**DATE:** APRIL 16, 2021

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As discussed at our meeting last month, I have worked to form a loose coalition of the known potential users of the proposed dumpster corral in City Parking Lot No. 1. These include the owners of Acapulco Mexican Grill, Sidestreets Deli and Evelyn Bay Coffee Company. Lisa Barna, of CharlotteRising and the DDA Board, also joined us on this committee.

The idea was to work-up a proposal for the dumpster corral that would work for their businesses, and also work for the City of Charlotte and Downtown Development Authority. As you may remember, this same problem of lack of space for garbage dumpsters also exists in other areas downtown, but this is the spot with the most immediate pressure for a solution.

When this was first discussed last fall, I was asked for a proposal for a masonry construction dumpster corral, and I worked under the assumption that we would need a corral large enough for 2 dumpsters. Other design details included the need for cement slab with integrated footings, a lockable gate, and protective impact bollards. Based on my informal conversations with local contractors, using current rates for labor and materials, this design could cost as much as \$20,000.

However, based on the feedback from the committee, it now seems feasible that we can solve the needs of these users with a single dumpster (or two smaller dumpsters, one for recycling) and reduce the size of the corral, accordingly.

I will be recommending that the DDA consider paying for up to half the cost of the corral, while setting an upper limit on what the level of financial support will be. The balance of the expense can be reasonably shared amongst the users, and the cost spread over time using a Special Assessment.



The length of time for a Special Assessment can vary, but depending on the cost of the corral, five or ten years is likely going to be sufficient.

The committee working on this is recommending a location near the lot entrance that is second from the north end, on the Bostwick Street side, in a location that we believe will only take up two parking spots. One of the major benefits to this location is the entrance angle is such that it will make for easier access by the garbage truck, thus limiting wear-and-tear in the lot.

I had also been working on a plan for managing and paying for the ongoing garbage service for the dumpster corral that will be needed, however the committee proposed a solution that I had not considered. Because they are already sharing a dumpster and managing it privately, they have suggested that this continue. This is a very simple solution, and I believe it will be possible to create a basic license agreement between the City and these users for them to use what will be the City's dumpster corral.

The committee is asking the DDA and City to consider other options beside masonry, as that is likely to be the most expensive. Decorative vinyl fencing is the proposed cost alternative.

It is also the preference of the committee that we poll the other property owners in the block to see who else may want to use the dumpster. If there are other potential users, it may affect the size, cost and financing plan.

If the DDA Board is in agreement with this proposal, we can add the necessary funding to our FY21/22 Budget, and I will begin working to bid the project and establish the Special Assessment with the City Council.

I would like to discuss all of these matters at the DDA meeting next Tuesday evening.