

RESOLUTION AUTHORIZING THE LEASE OF .96 ACRES OF LAND TO GREYHOUND
LINES, INC. FOR A MAXIMUM TERM OF SIX YEARS

WHEREAS, to advance the Charlotte Gateway Station (“CGS”) Project, the City of Charlotte (“City”) intends to Lease a portion of City property (the “Main Block Parcel”) more particularly identified as Tax Parcel 07315110, located at 120 South Graham Street, Charlotte, Mecklenburg County, North Carolina to Greyhound Lines, Inc. (“Greyhound”); and

WHEREAS, Greyhound currently owns and operates their service from the parcel located at 601 West Trade Street which is adjacent to the City owned Main Block Parcel and in conflict with Phase 1 on the CGS Project. Accordingly, NCDOT (CGS Project Partner) is in the process of acquiring the Greyhound property so that the first phase of the CGS construction may begin. NCDOT will be responsible for relocating the Greyhound operation to an interim location until Greyhound can be incorporated into the CGS Project; and

WHEREAS, the current plan requires NCDOT to pay for the Greyhound relocation to the City Main Block Parcel, where they will operate out of modular buildings in an interim condition until Greyhound is incorporated into the CGS development. The interim Greyhound operation will occupy slightly less than one acre (.96 acres) on the Main Block parcel; and

WHEREAS, The FRA TIGER Grant Agreement requires phase 1a and 1b construction to be completed by July of 2022. Consequently, relocating Greyhound to the adjacent City parcel allows the phase 1 construction to stay on schedule and avoids a disruption of service from the CGS Project; and

WHEREAS, By entering into a \$1/year Lease, NCDOT and Greyhound can expedite the acquisition and relocation process to meet the CGS phase 1 construction schedule and avoid the disruption of service impacts to Greyhound and their customers; and

WHEREAS, Greyhound will be responsible for all insurance and utility costs and for any physical and monetary damages from operations on the Main Block parcel. The City shall have the ability to terminate the Lease early if Greyhound is in default; and

WHEREAS, the City Council of the City of Charlotte has determined that the Lease of a portion of the Main Block Parcel to Greyhound will advance its 2030 Transit Corridor System Plan, in that the temporary Lease to Greyhound will facilitate the relocation of the Greyhound bus operation to accommodate the timely construction of Phase 1 of the Charlotte Gateway Station Project; and

WHEREAS, notice of the proposed transaction was advertised at least ten days prior to the adoption of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council for the City of Charlotte, pursuant to Section 8.22(d) of the City of Charlotte Charter, that it hereby authorizes the disposition of the above referenced property as follows:

The City will convey certain leasehold interests (.96 acres) located on the Main Block Parcel at 120 South Graham Street, Charlotte, North Carolina, to Greyhound. The City Manager or said Designee is authorized to execute the Lease and such other documents necessary to complete the Lease of the property to Greyhound, in accordance with the terms and conditions as advertised.

THIS THE 26TH DAY OF March, 2018.