



Legislation Details (With Text)

File #:	15-19894	Version:	1	Name:	
Type:	Business Item	Status:		Agenda Ready	
File created:	3/2/2023	In control:		City Council Business Meeting	
On agenda:	7/10/2023	Final action:			
Title:	Land Lease of City-Owned Property at McDowell Creek Wastewater Treatment Plant				
Attachments:	1. Map-Land Lease of City-Owned Property at McDowell Creek Wastewater Treatment Plant, 2. Resolution-Land Lease of City-Owned Property at McDowell Creek Wastewater Treatment Plant				

Date	Ver.	Action By	Action	Result
7/10/2023	1	City Council Business Meeting	Approve	

Land Lease of City-Owned Property at McDowell Creek Wastewater Treatment Plant

Action:

- A. Adopt a resolution to approve a land lease agreement with McDowell Creek Solar LLC with a 20-year term for a solar facility to be located at the McDowell Creek Wastewater Treatment Plant (parcel identification number 013-05-102),**
- B. Authorize the City Manager to renew the lease for up to two, five-year terms, and**
- C. Authorize the City Manager to negotiate and execute all documents necessary to complete the lease.**

Staff Resource(s):

Angela Charles, Charlotte Water
Jackie Jarrell, Charlotte Water
Sarah Hazel, Sustainability Office

Explanation

- The McDowell Creek Wastewater Treatment Plant is located on 194 acres of city-owned property in the Town of Huntersville (adjacent to Council Districts 2 and 4).
- A portion of the site is not planned for or currently utilized for wastewater treatment plant operations and may be programmed to support other city priorities.
- McDowell Creek Solar LLC desires to lease a portion of the unutilized property for the development and operation of a solar energy conversion system and power generation facility.
- The completed project will represent the largest solar facility on any City of Charlotte owned property.
- The terms of the lease agreement are as follows:
 - 10.7 acres
 - 20-year term with two optional five-year renewals
 - Lease amount of \$1 per year
- Renewable Energy Credits from the farm will be purchased and used for Sustainable Energy Action Plan compliance, which supports the Strategic Energy Action Plan goals of reducing greenhouse gas emissions.
- Public Notice was published in The Charlotte Observer on June 9, 2023.

Charlotte Business INclusion

This is a real estate leasing and acquisition contract and is exempt (Part A: Appendix 1.27 of the Charlotte Business INClusion Policy).

Fiscal Note

Funding: Revenue from the lease will be deposited in the Charlotte Water Operating Budget.

Attachment(s)

Map
Resolution