

Legislation Text

File #: 15-21559, Version: 1

Eastland Property Transfer to Mecklenburg County

Action:

- A. Adopt a resolution approving the transfer of approximately 4.5 acres of city-owned property (a portion of parcel identification number 103-041-99) to Mecklenburg County for use as a public park, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the transaction as authorized.**

Staff Resource(s):

Tracy Dodson, City Manager's Office
Todd DeLong, Economic Development

Explanation

- To support the accessibility of quality park and open spaces in East Charlotte, the city will transfer approximately 4.5 acres to Mecklenburg County (County) for the construction of a public park.
- In June 2023, the County appropriated approximately \$12.3 million in its FY 24-28 Capital Improvement Program for development of a park on the park parcel within the Eastland Yards redevelopment site plan.
- Key terms of the proposed property transfer include:
 - City shall convey the ~4.5 parcel to the County in fee simple for so long as it is used as a public park and used for activities generally consistent with those sponsored by public parks and recreation departments;
 - Should County at any time fail to use the parcel for public park purposes, the land shall automatically revert to the city;
 - Should County ever desire to convey any of the parcel to a third party with or without restrictions of a park, the city must first be given the right to reacquire the parcel at no cost; and
 - Any material change to the park design shall be subject to review and approval of city staff.

Background

- The city purchased approximately 80.4 acres of the former Eastland Mall property in 2012 as an opportunity to aid economic development and neighborhood revitalization in the area. The mall structure was demolished in 2013.
- From 2017 to 2018, the Economic Development Committee, now known as the Jobs and Economic Development Committee (Committee), reviewed proposals from four development teams and voted unanimously to engage exclusively with the development team led by Crosland Southeast (Developer).
- Throughout 2019, the city partnered with the Developer to lead a robust and broad outreach effort for more inclusive community engagement.
- On November 9, 2020, City Council authorized the City Manager to negotiate and execute a Master Development Agreement and other necessary agreements for the reimbursement of costs for public infrastructure, public parking, and other public improvements.
- On August 3, 2022, the city and the Developer held a groundbreaking ceremony on the site to initiate site work and infrastructure construction.

- On May 31, 2022, City Council adopted a resolution authorizing conveyance of options to purchase certain portions of the Eastland site, pursuant to a Master Development Agreement, to C4 Development, LLC.
- August 22, 2022, City Council authorized the City Manager to negotiate and execute an amendment to the contract with the Developer to increase the city's investment in public infrastructure by \$6,000,000 of Capital Investment Plan funds to reduce overall time and cost as well as better position the city to work with a new partner for the approximate 28-acre site targeted for sports and recreation uses.

Attachment(s)

Map
Resolution