

## Legislation Text

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File #: 15-13318, Version: 1

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### **Land Acquisition for Charlotte-Mecklenburg Police Department Northwest Division Station**

**Action:**

- A. Approve the purchase of a 7.75-acre parcel located at 1800 Mt. Holly-Huntersville Road (parcel identification number 031-112-35) in the amount of \$435,000 from Stanford and Connie Baker,**
- B. Approve the purchase of a 1.62-acre parcel located at 1818 Mt. Holly-Huntersville Road (parcel identification number 031-112-34) in the amount of \$305,000 from Jose Ortuno-Zolorio and Aide Pineda, and**
- C. Authorize the City Manager to negotiate and execute any documents necessary to complete these transactions.**

**Staff Resource(s):**

Phil Reiger, General Services  
Tony Korolos, General Services  
Kerr Putney, Police  
Estella Patterson, Police

**Explanation**

- The two parcels have separate owners, total 9.37 acres, and are zoned R-3 (residential) located in Council District 2.
- These adjacent properties are well-situated to meet the objectives of the Charlotte-Mecklenburg Police Department (CMPD) to provide quality and efficient service and to be highly visible and accessible within the community.
- Staff and property owners came to the purchase price based on negotiated appraised value and list price.

**Action A**

- The vacant property located at 1800 Mt. Holly-Huntersville Road (parcel identification number 031-112-35) is approximately 7.75 acres.
- The terms of the purchase are:
  - \$435,000 purchase price with a five percent earnest money deposit, and
  - 60-day due diligence period with 45 days to close.

**Action B**

- The occupied property located at 1818 Mt. Holly-Huntersville Road (parcel identification number 031-112-34) is approximately 1.62 acres.
- The terms of the transaction are:
  - \$305,000 purchase price with a five percent earnest money deposit, and
  - 60-day due diligence period with 30 days to close.

**Background**

- In February 2010, the CMPD adopted the Facilities Strategic Plan, which outlines facility goals through 2025 and prioritizes the transition from leased division offices to city-owned stations. The CMPD Northwest Division Station was identified as a priority in this plan.
- On January 21, 2020, the Charlotte-Mecklenburg Planning Commission recommended approval for the city to purchase the land through the mandatory referral process.

**Fiscal Note**

Funding: General Capital Investment Plan

**Attachment(s)**

Map