

## Legislation Details (With Text)

<b>File #:</b>	15-6356	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Approved	
<b>File created:</b>	8/17/2017	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	10/23/2017	<b>Final action:</b>		10/23/2017	
<b>Title:</b>	Purchase of 5516 Central Avenue for Innovation and Technology Staff Consolidation				
<b>Attachments:</b>	1. Location Map - Purchase of 5516 Central Avenue for Innovation & Technology Staff Consolidation				

Date	Ver.	Action By	Action	Result
10/23/2017	1	City Council Business Meeting	Approve	Pass

## Purchase of 5516 Central Avenue for Innovation and Technology Staff Consolidation

### Action:

**Approve the purchase of a 3.89-acre parcel with a 36,865 square foot building located at 5516 Central Avenue (parcel identification number 103-021-02) for the amount of \$2,400,000.**

### Staff Resource(s):

Jeff Stovall, Innovation and Technology  
Brad Dunkle, Innovation and Technology  
Mike Davis, Engineering and Property Management  
Tony Korolos, Engineering and Property Management

### Explanation

- This purchase is consistent with the City-Owned Real Estate and Facilities Policy, adopted by City Council in June 2017.
- Currently, more than 130 Innovation and Technology (I&T) staff are located in three separate facilities and on five floors within the Charlotte-Mecklenburg Government Center. Consolidation into a single facility will improve operational efficiency, customer service, and employee morale.
- The FY 2018-2022 Community Investment Plan includes \$5,400,000 to be used for I&T Consolidation.
- The parcel at 5516 Central Avenue is 3.89 acres, zoned O-1, and includes a 36,865 square foot building. The building has been vacant for approximately two years, and has been listed for sale since July 2016.
- The property is a good option to facilitate the consolidation because the building is large enough to accommodate current I&T staff as well as growth projections, includes 150 surface parking spaces, and will have access to the proposed CityLYNX Gold Line streetcar. The presence of a City facility will also promote community safety through increased activity and demonstrate the City's commitment to economic development in East Charlotte.
- The terms of purchase are:
  - Purchase price of \$2,400,000 based on negotiation,
  - Due Diligence Period of 90 days, which will be used to assess the building condition and construction costs,
  - Earnest Money Deposit in the amount of \$120,000 of which \$5,000 will be non-refundable

to the City. The remaining \$115,000 will become non-refundable after the expiration of the due diligence period, and

- Closing shall occur no later than 60 days after the expiration of the Due Diligence Period.
- Staff will ask City Council to approve design, furniture, and construction contracts at a later date. Planned capital improvements include a new roof and HVAC system.
- This transaction has been to the Planning Commission as part of the Mandatory Referral process and a recommendation to proceed was approved on October 17, 2017.

**Fiscal Note**

Funding: General Community Investment Plan

**Attachment(s)**

Map