

Legislation Text

File #: 15-6387, Version: 1

Land Purchase for Charlotte-Mecklenburg Police Department University City Division Station

Action:

Approve the purchase of a 1.83-acre parcel (parcel identification number 049-336-01A) located at 8446 North Tryon Street for the amount of \$745,900.

Staff Resource(s):

Mike Davis, Engineering and Property Management
Tony Korolos, Engineering and Property Management
Kerr Putney, Police
Katrina Graue, Police

Explanation

- In February 2010, the Charlotte-Mecklenburg Police Department (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 Facilities Strategic Plan was updated in 2016 and identified construction of the University City Division Station as a top five priority.
- Mecklenburg County owns 1.83 acres located at 8446 North Tryon Street (parcel identification number 049-336-01A) and has determined it has no immediate need for the property in the delivery of its current line of service. The Board of County Commissioners approved the sale of this property at their meeting on October 3, 2017.
- The County-owned parcel is well situated to meet CMPD's objectives to provide quality and efficient service, and be highly visible and accessible within the community. The property is also adjacent to Fire Station 27.
- The property was appraised in March 2017, for \$745,900.
- The purchase and sale agreement includes the following terms:
 - Price of \$745,900,
 - An option for Mecklenburg County to purchase the property back for \$745,900, should construction of the University City Division station not commence within two years of the date on which the City acquires the property, and
 - Closing within 60 days.
- CMPD University City Division currently leases 10,717 square feet in the building located at 8401 University Executive Park Drive for \$229,879.65 annually. The lease expires on December 31, 2021, with a termination option available on December 31, 2020.
- Funding for design and construction of the new, two-story facility of approximately 14,000 square feet, is anticipated to be received in FY 2019. Contracts for design and construction are forthcoming, with construction estimated to be completed by December 31, 2020.
- As part of the mandatory referral process, the Planning Commission reviewed the transaction on May 16, 2017, and provided no additional comments.

- This transaction is consistent with the City-Owned Real Estate and Facilities Policy, adopted by City Council in June 2017.

Fiscal Note

Funding: General Community Investment Plan

Attachment(s)

Map