



## Legislation Text

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File #: 15-7481, Version: 1

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### **Land Purchase for Charlotte-Mecklenburg Police Department Independence Division Station**

#### **Action:**

**Approve the purchase of a 5.05-acre parcel (parcel identification number 165-012-01) located at the intersection of Independence Boulevard and City View Drive in the amount of \$1,541,200 from the North Carolina Department of Transportation (NCDOT).**

#### **Staff Resource(s):**

Mike Davis, Engineering and Property Management  
Tony Korolos, Engineering and Property Management  
Kerr Putney, Police  
Jeff Estes, Police

#### **Explanation**

- In February 2010, the Charlotte-Mecklenburg Police Department (CMPD) adopted the Facilities Strategic Plan, which outlines facility goals through 2025 and prioritized the transition from leased division offices to City-owned stations. The Facilities Strategic Plan was updated in 2016 and identified construction of the Independence Division Station as a top priority.
- NCDOT owns 5.05 acres off Independence Boulevard at City View Drive and Conference Drive in Council District 5. NCDOT purchased the property in 2012 for construction staging during the U.S. Highway 74/Independence Boulevard improvements project. The current phase of the highway project is now complete and NCDOT has no immediate need for the property.
- The NCDOT 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 was appraised in September 2017 for \$1,541,200.
- The terms of the acquisition are as follows:
  - Purchase price of \$1,541,200, and
  - Closing is expected to occur in August 2018.
- CMPD Independence Division currently leases 10,000 square feet in the building located at 9315 Monroe Road for \$105,235 annually. The lease expires on May 31, 2023.
- As part of the mandatory referral process, the Planning Commission reviewed the transaction on March 20, 2018 and provided no additional comments.
- In the coming months, staff will return to Council to approve the purchase of an additional property (parcel identification number 165-041-03) for the Independence Division station. The property is 0.06 acres, zoned B-2 and adjacent to the NCDOT parcel. The City is currently in negotiations with the property owners.

#### **Fiscal Note**

Funding: General Community Investment Plan

#### **Attachment(s)**

Map