

Legislation Text

File #: 15-18227, Version: 1

Exchange of Real Property with Mill District Partners, LLC

Action:

- A. Adopt a resolution authorizing the exchange of certain real property rights between the City of Charlotte and Mill District Partners, LLC, a North Carolina limited liability company ("Mill District"); and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete this transaction.**

Staff Resource(s):

Phil Reiger, General Services
Greg Crawford, General Services

Explanation

- The City owns a 0.269 acre parcel (parcel identification number 083-052-09) near North Davidson Street and East 26th Street in Council District 1. This parcel was purchased in 2013 during acquisition of the Charlotte Area Transit System Lynx Blue Line Project and is being converted from an unused rail spur to a greenway trail as part of the Cross Charlotte Trail Project.
- Mill District owns two adjoining parcels (parcel identification numbers 083-052-04 and 083-052-06) zoned TOD-US (transit-oriented development) in Council District 1 ("Mill District Property") currently under development alongside construction of the Cross Charlotte Trail.
- The proposed exchange is mutually beneficial to the City and Mill District and will increase and promote the safe connectivity of the Mill District Property across this section of greenway trail.
 - The City proposes to obtain easements for the Cross Charlotte Trail from Mill District, and
 - Mill District proposes to obtain easements necessary to build a pedestrian bridge over the Cross Charlotte Trail to connect each side of the development of the Mill District property.
- The following permanent greenway easements ("PGE") and temporary construction easements ("TCE") are needed on Mill District property to construct the Cross Charlotte Trail:
 - 2,256 square feet of PGE and 3,606 square feet of TCE on parcel 083-052-04; and
 - 108 square feet of PGE and 710 square feet of TCE on parcel 083-052-06.
 - An appraisal was made on November 18, 2020, with a fair market value of \$68,575.
- The following easements are needed over and across City property to construct a pedestrian bridge connecting each side of the development of Mill District property:
 - 175 square feet for a utility easement;
 - 485 square feet of air rights for a pedestrian bridge between 693.5 feet and 706.5 feet mean sea level; and
 - Approximately 706 square feet of TCE to construct the pedestrian bridge (this represents the area under the bridge and five feet on each side of the planned location of the bridge).
 - An appraisal was made on December 28, 2021, with a fair market value of \$37,750.
- The City and Mill District have agreed to exchange the above property interests with no additional monetary consideration, subject to Council approval.
- The Planning Commission reviewed this exchange of real property rights and because the exchange only comprises easement, indicated that the mandatory referral process was not necessary.

Attachment(s)

Map

Resolution