

**RESOLUTION AUTHORIZING THE GROUND LEASE OF  
A PORTION OF THE EASTSIDE PARCEL OF EASTLAND YARDS  
LOCATED AT OR NEAR CENTRAL AVENUE  
TO CSA/SE LLC**

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**WHEREAS**, the City of Charlotte (“City”) owns approximately 17.72 acres of real property located within the Eastside Parcel of Eastland Yards, bounded by Central Avenue, Hollyfield Drive, Eastland Yards Boulevard, and Willora Lake Road in Charlotte, North Carolina (the "Property"), and identified as a portion of Tax ID# 103-041-99 and #103-041-08;

**WHEREAS**, CSA/SE LLC (“CSA”), a North Carolina limited liability company, desires to ground lease the Property solely for the operation of a soccer field complex for amateur sports activities, community events, and entertainment events, subject to certain terms and conditions of the Conditions, Covenants and Restrictions recorded in the Mecklenburg County Register of Deeds Office in Deed Book 38126, at page 139, and in accordance with its obligations under the Amateur Sports and Hospitality Agreement to be executed concurrently herewith (the “Use”);

**WHEREAS**, Sec. 8.131 of the City Charter provides the City with the authority to lease City owned property for such terms and upon such conditions as the City Council may determine;

**WHEREAS**, the proposed Ground Lease (“Lease”) would be for an initial fifty (50) years with the option to renew for one (1) additional period of twenty-five (25) years. Lessee shall pay \$1.00 Base Rent per Lease Year, with terms of a Base Rent Rate Increase, additional rent, taxes, insurance and utilities payment obligations,

**WHEREAS**, the proposed Lease is conditioned on CSA using the Property for the Use and the Property shall be used for no other purpose without the prior written consent of the City; and

**WHEREAS**, ten (10) days public notice was provided in accordance with North Carolina General Statute §160A-272(b1), and the City Council is convened at a regular meeting.

**NOW THEREFORE, BE IT RESOLVED** by the City Council for the City of Charlotte that:

The City Council hereby approves the Ground Lease of the above described area to CSA/SE LLC, a North Carolina limited liability company, upon the terms and

conditions set forth herein, and authorizes the City Manager, or his designee, to execute all instruments necessary to lease said property.

THIS THE 26<sup>TH</sup> DAY OF MAY 2026.