



Center City Redevelopment Update

Mecklenburg Board of County
Commissioners

July 10, 2018

Overview

- 7th and Tryon
- Brooklyn Village
- 4th and Graham
- Actions Requested Tonight



7th and Tryon Today



7th and Tryon Concept



7th and Tryon Redevelopment

- Steering Committee
 - Stakeholders are Charlotte Mecklenburg Library, Mecklenburg County, City of Charlotte, Charlotte Housing Authority, and Bank of America
- Meets monthly
- Focused on “two-block solution” while respecting Main Library project



7th and Tryon Redevelopment

- Five groups invited to RfP submission:
 - BP-Metropolitan
 - Integral Group (with Cousins)
 - Portman Holdings
 - The Related Companies
 - L&M/Laurel Street



7th and Tryon Redevelopment

- Site tour & pre-bid conference June 11th
 - All five teams were represented
- RfP responses due August 2018
- Interviews in September 2018
- Selection of development partner(s) to follow, by end of calendar year 2018



Brooklyn Village Today



Brooklyn Village Tomorrow



Brooklyn Village

- BK Partners, LLC
 - The Peebles Corporation
 - Conformity Corporation
- Term Sheet adopted September 5, 2017
- Master Redevelopment Agreement (MRA) to be adopted tonight



Brooklyn Village MRA

- Retail
- Office
- Hotel
- Housing
- Public Open Space/Public Benefit Improvements
- No County Participation



Brooklyn Village MRA

- Retail

- Minimum 252,000 square feet
- Minimum 32,000 square feet for “non-chain”
- No “big box” over 76,000 square feet unless user is a grocer

- Office

- Minimum 712,400 gross square feet

- Hotel

- Minimum 280 keys



Brooklyn Village MRA

- Housing

- Minimum 1243 units
- Minimum 115 units, “floating index” to 10% of total, to be below market
 - **30% of below-market units for 60% AMI or less**
 - **Balance at 61-80% AMI**
 - **Age-restricted units at 30% AMI**
 - **30 year deed restriction**
 - **No more than 20% of a single building**
- If market units are offered “for sale,” 10% of those must be offered at same levels of affordability as “for lease” units



Brooklyn Village MRA

- Public Open Space/Public Benefit Improvements
 - Minimum 2.5 AC of public open space
 - Myers Passage
 - Minimum 1.6 AC contiguous park with active and passive uses
 - **Free WiFi connectivity in park**
 - **Board maintains naming rights**
 - **Developer option to operate and maintain**
 - Memorials
 - Existing and new
 - Parking, utilities, street grid, sidewalks, etc.



Brooklyn Village MRA

- Other key terms

- Acquisition in three phases
 - \$10.3 MM
 - \$17.5 MM
 - \$5.9 MM
 - **\$33.7 MM total**
- No County participation
- Must revise Interlocal Agreements
- MWSBE
 - 35% goal for project lifecycle
- Regular reporting
 - includes MWSBE, financial condition, progress of work, other items deemed necessary



Brooklyn Village Phase I

- Minimum requirements
 - 106,800 square feet of retail
 - 531,600 gross square feet of office
 - 150 key hotel product
 - 395 housing units, 10% below market
 - Demolition of former Education Center
 - \$5MM letter of credit for park construction
- 36 months to complete
 - May accelerate subsequent phases



Brooklyn Village Phase I

Expiration of Due Diligence Period	120 days after execution of the MRA
Developer's submission to County of Master Plan	90 days after expiration of Due Diligence Period
If rezoning has been approved, Developer submits revised Plans	180 days after City's approval of rezoning, including the Zoning Plan
Execution of PSA for Phase I	30 days after City's approval of Phase I Site Plan
Phase I Closing Date	18 months after City's approval of the Phase I Site Plan, subject to Developer's purchase for \$200,000 of one 6 month extension (such amount not credited to any land payment); provided, however, Developer may elect to accelerate the Closing Date
Developer's Completion of Phase I Construction	36 months after Phase I Closing Date



4th and Graham



Parcel ID	AC
07316101	.174
07316103	.434
07316106	.129
07316201	.327
07316202	.009
TOTAL	1.073



4th and Graham

- Private development entity offer
 - Sale price determined by appraisal
 - \$6.78MM
 - No public participation
- Mixed-income, mixed use development
 - 20 senior housing units affordable to 60% of AMI
 - 20 family housing units affordable to 60% of AMI
 - 40 market-rate for-sale family units
 - 100 public parking spaces
 - 3500 sf retail wrap along South Graham Street



4th and Graham

- Received formal offer from City of Charlotte
 - Sale price determined by appraisal
 - \$6.81MM
 - Minimum of 40 units to be offered below market, to “floating index” of 15% of total in project
 - 80% AMI and below
 - City Council to take action July 23, 2018
 - Closing within 60 days of PSA execution
- Gateway Station will be a multi-block mixed-income, mixed use development
 - Anchored by relocated Amtrak station
 - Supported by NCDOT and FTA



Actions Requested Tonight

- 7th and Tryon
 - Receive information
- Brooklyn Village
 - Adopt the Master Redevelopment Agreement
 - Request authority to negotiate and executed associated agreements
- 4th and Graham
 - Request authorization to negotiate with City of Charlotte, pending Council action



Discussion

