



Legislation Text

File #: 17-3779, Version: 1

Title:

Property Conveyance to the City of Charlotte - PAL Building

Summary

ACTION:

Authorize the County Manager to convey Tax Parcel 075-106-01 (+/- 0.27 acres), including all improvements located thereon, to the City of Charlotte

Staff Contact: Jacqueline McNeil, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

The City of Charlotte has requested that the County convey Tax Parcel 075-106-01 back to the City for use by the Charlotte-Mecklenburg Police Department. In 1997, the County obtained ownership of the land and building on Tax Parcel 075-106-01 at 812 Oaklawn Avenue in the Double Oaks neighborhood of Charlotte as part of the City/County Parks Consolidation. The deed transferring this and other park property to the County requires the property to be used for park and recreation purposes. The deed also contains a provision that if the property is not used for park and recreation purposes that, upon request, the County will convey the property back to the City at no cost.

Since park consolidation, the property has not been used by the Park and Recreation Department and has been used continuously by CMPD for its athletic program. Because no formal agreement existed for CMPD use of the building, the County and City entered into a 10-year lease agreement on June 1, 2015. Under that lease agreement, the City has five (5) additional terms of one (1) year each. If the property is conveyed to the City, this lease will become void.

On October 10, 2016, the Charlotte City Council approved an action item expanding the Youth Diversion Program. To expand the program, CMPD is making significant investments in renovating the facility. Work to the building is being done in two phases and is estimated to cost from \$590,000 to \$650,000. Renovations include new flooring, drywall, kitchen enhancements, furniture, technology, exterior repairs and painting, basement reconfiguration, restroom renovations, new HVAC, plumbing, and lighting. Park and Recreation staff reviewed the City's request and determined that the department has no need for the property.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

N/A