



Legislation Text

File #: 18-4516, Version: 1

Title:

Decline Right of First Refusal - Charlotte-Mecklenburg Schools Property

Summary

ACTION:

Decline the County's statutory right of first refusal on a portion of Tax Parcel 157-038-08 (the Rosenwald School) that is owned by Charlotte-Mecklenburg Board of Education ("CMBE") to permit CMBE to extend its current lease term by an additional three years with Grier Heights Community Center, LLC

Staff Contact: Jacqueline McNeil, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

The Charlotte-Mecklenburg Board of Education ("CMBE") requests that the Board decline its statutory right of first refusal; thereby, allowing CMBE to enter into a three-year extension of its current lease term with the Grier Heights Community Center, LLC for property located at 3100 Leroy Street on the campus of Billingsville Leadership Academy and known as the Rosenwald School (a portion of Tax Parcel 157-038-08). The three-year extension of the current lease term was approved by CMBE on January 10, 2017.

There is an existing fifteen (15) year Lease between CMBE and Grier Heights Community Center, LLC ("Tenant") that commenced on February 1, 2014 and ends on January 31, 2029. The tenant requested that CMBE extend the current term of the lease by an additional three years due to the tenant's completion of \$500,000 of improvements to the building as required by original the lease. The BOCC declined its statutory right of first refusal on November 5, 2013. The three-year extension will amend the current term ending date to January 31, 2032.

North Carolina G.S. 115C-518(a) requires local school boards of education to give local boards of county commissioners the first opportunity to acquire any school owned real estate that is proposed for disposal. With the exception of the lease ending date, all other terms of the lease will remain the same, including the tenant's responsibility to maintain the interior and exterior of the building.

PROCUREMENT BACKGROUND

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

N/A