

MANDATORY REFERRAL REPORT NO. 00-05
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Mecklenburg County ABC Board Sale of Office, Warehouse and Land
February 2000

PROJECT LOCATION

The project is located on 2.98 + acres of improved land located at 400 E. 2nd Street (between Caldwell and Brevard Streets); parcel number 125-071-060. Zoning for the site is: UMUD.

PROJECT PROPOSAL

The Mecklenburg County ABC Board proposes to sell the subject property to the City of Charlotte.

PROJECT JUSTIFICATION

In June, 1998 the Convention Center's Long Range Plan was presented to the Economic Development and Planning Committee and City Council. The Plan includes the purchase of the ABC Board property for future expansion. Since that time, Asset Management staff have been working with the ABC Board and their real estate broker to locate a suitable site for relocation. The ABC Board would not accept the City's August 1998 offer until they had identified a suitable relocation site. In December, 1999 (over a year later) Asset Management submitted a new offer based on a more current appraisal. Asset Management staff and ABC Board staff have negotiated a satisfactory agreement which includes fair market value and relocation expenses.

RELATIONHSIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The site will be used for future expansion of the Convention Center's exhibit space.

PROJECT IMPACT

The ABC Board will move their operations to a new location on N. Tryon Street. This relocation will enhance the revitalization efforts along that corridor.

PROJECT COST

Fair market value, relocation expenses, appraisal costs and attorney fees \$10,100,000

STAFF RECOMMENDATION

Staff recommends approval of this proposal.

PLANNING COMMITTEE RECOMMENDATION

Approved unanimously.

PG. 03

PG. 02

PG. 06

(Now # 125-063-01 -
formerly 125-071-06)

Site

PG. 13

PG. 17

TAX LINE MAP BOOK 125 PAGE 07
MECKLENBURG COUNTY, NORTH CAROLINA
REVISED 3-10-98 SCALE 1"=200'

