

**MANDATORY REFERRAL-REPORT NO. 03-03
SALE OF OLD CONVENTION CENTER PROPERTY**

PROJECT PROPOSAL AND LOCATION:

The Old Convention Center property located between 4th Street, College Street, Trade Street, and the City's Rail Corridor is proposed to be sold in order to fund a new Arena in Charlotte's Center City. A consortium of companies (Bank of America, Wachovia and Duke Power) has offered to purchase this property along with two other properties, (Coliseum property and the Old Bus Garage on Brevard Street). The properties will be advertised and sold under a competitive bid process. The Old Convention Center property consists of 3.24 acres and is identified as Tax Parcel Number 125-011-01.

PROJECT JUSTIFICATION:

The Old Convention Center has not been used for conventions since the new convention center was opened for business in 1995. The City is recommending to sell the property to gain revenues needed to construct a new arena intended to attract an NBA team and to help promote a new high rise building on the convention center site that would add substantial tax revenues to the City and County.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY: The Center City 2010 Plan recommended that this site be developed for mixed use. Since the transfer of the property is a trade for arena land, it is unlikely the City will be in a position to determine the ultimate land use. It is assumed that the properties location and land value, will make it a prime development site for the consortium. Their present investment in the surrounding area suggests that they will not sell or develop this site in a manner that would be detrimental to these properties.

PROJECT IMPACT:

When the property is sold, the Auditorium-Coliseum-Convention Center Authority will no longer receive approximately \$325,000 in annual net revenues from leasing parking spaces in the building.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The multiple property transaction is intended to spur economic development in several ways: Promote a high rise building where the existing Old Convention Center resides, place two other valuable properties into play for valuable developments and help to enable the City of Charlotte to obtain a new NBA team.

ESTIMATED PROJECT COMPLETION DATE:

If the Old Convention Center is to be sold, the sale of the property is expected to occur by early 2003. By virtue of the value of the property, the new owners will be encouraged to develop this land as soon as reasonably feasible.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at its December 4, 2002 meeting. Mention was made of the advisability of conveying the property in such a manner so as to not preclude the possibility of adding a trolley station on the property's side of the trolley track.

CMPC STAFF RECOMMENDATION: Staff recommends approval of this sale. It is recommended that the minimal design standards developed for the previous attempts to sell this property be agreed to by the new ownership.

CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee voted 6-0 to approve the transaction, including the staff recommendation pertaining to the minimal design standards.

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