

MANDATORY REFERRAL REPORT NO. 10-02
Proposed Sale of City Owned Property on Nevin Road

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate is proposing to transfer City-owned PID 045-281-08 in the Nevin community of Charlotte to the Nevins Center, Inc. The property is located at 3601 Nevin Road and consists of approximately 1.34 acres of land with a 10,000 square foot building used by Nevins Center, Inc. for training developmentally disabled adults. Nevins, Inc. was incorporated May 15, 1959 as a vocational training center for the mentally and physically handicapped and operates as a 501(c-3) entity. The property is zoned Institutional (CD) according to the Charlotte Zoning Ordinance and the surrounding properties are institutional (churches) and residential.

Nevins Center, Inc. owns three adjoining parcels that serve as their office and training facility for the developmentally disabled.

PROJECT JUSTIFICATION:

Departmental Polling was conducted in March 2010 on this parcel. No replies were received that indicated interest by any City departments or other participating entities.

The property is not needed by the City. The property was deeded to the City of Charlotte from the Nevins Center March 20, 1978. In 1978-1979, the City obtained grant funding to construct a building to be used as a workshop for developmentally disabled adults and executed a 40-year lease for \$1.00 per year with the Nevins Center on May 22, 1980. Ten years remain on the lease and the Nevins Center wants to own the property to obtain financing for the significant amount required to repair the roof and update the electrical, plumbing and mechanical systems.

A transfer of the property to Nevins Center, Inc. would not violate any terms of the lease or the grant.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the City Real Estate policy to maximize the City's return from its current and future asset portfolio and minimize the maintenance and liability costs. The City will aggressively manage these assets. Maximizing the City's return will include alternative ownership / management strategies to optimize the benefits of private ownership (property tax revenue streams and public costs associated with ownership) while meeting the City's public policy objectives.

~~The value of the property will be determined by an independent appraisal and property will be conveyed at no cost to the Nevins Center, Inc. sold via the upset bid process as outlined in the State of North Carolina General Statutes.~~

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northeast District Plan* (1996) provides the future land use policy for this area and recognizes the institutional land uses for this and surrounding parcels used by the Nevins Center. The continued use by the Nevins Center for an institutional land use is therefore consistent with the adopted land use policy.

PROJECT IMPACT:

The transfer of this property would eliminate any potential maintenance and liability costs that could be incurred by the City.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The transfer of this parcel is not related to any other known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the process to obtain Council approval and complete the transfer should be complete by the end of 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

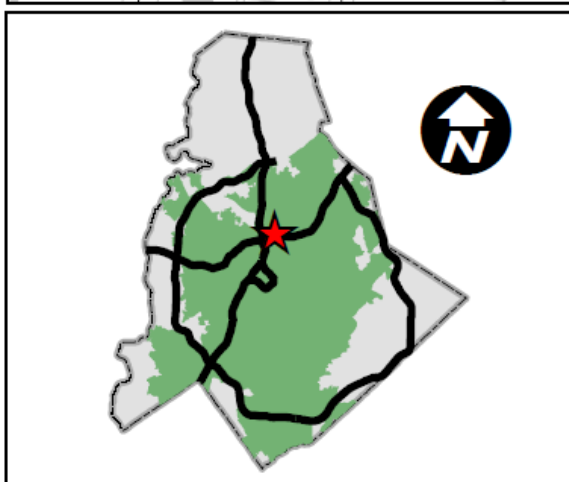
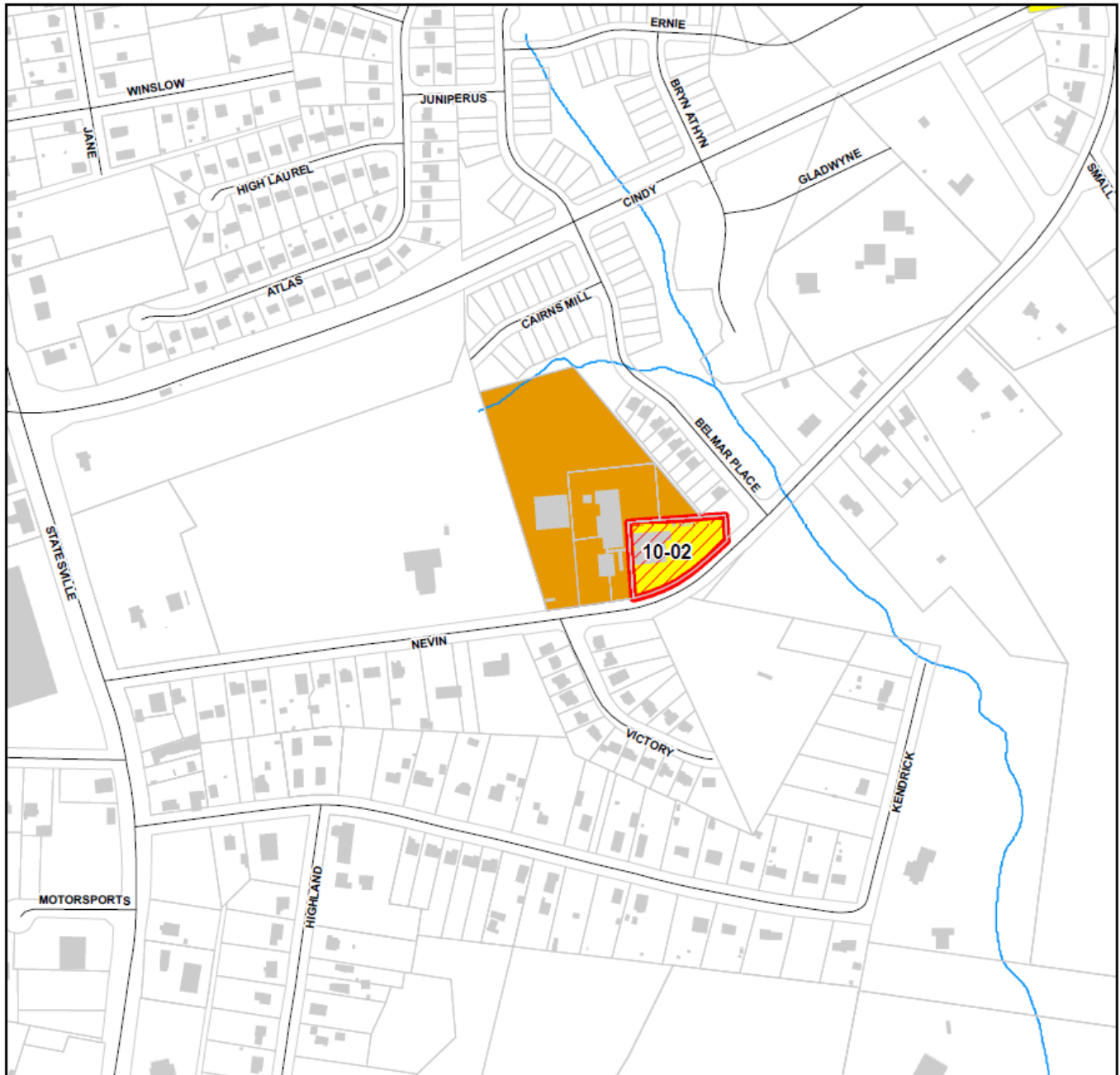
The Joint Use Task Force discussed this matter at their April 7, 2010 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of this property transfer.

CMPC PLANNING COMMITTEE RECOMMENDATION:


The Planning Committee at their April 20, 2010 meeting unanimously recommended approved of the transfer of PID 045-281-08 to the Nevins Center, Inc. (7-0), subject to the write-up being edited to reflect that the transfer will be at no cost, and not to be subject to the upset bid process (changes indicated in write-up above).





Mandatory Referral 10-02

Submitted by: City Real Estate

Initiated by: City Real Estate

 Mandatory Referral

 City Property

 Nevin's Center, Inc.



Produced by the Charlotte-Mecklenburg Planning Department