

CITY OF HIGH POINT AGENDA ITEM



Title: Public Hearing- Catalyst Project

From: Randy Hemann, Assistant City Manager

Meeting Date: August 7, 2017

Public Hearing: Yes

Advertising Date: 7/27/2017

Advertised By: City Attorney's Office

Attachments: Public Hearing Notice

Purpose:

The Project requires adopting a resolution for the acquisition of properties in accordance with NCGS 158-7.1.

Background:

On April 3, 2017 City Council adopted the implementation procedures relating to the Downtown Catalyst Project ("Project") which included the purchase of land, site and multi-use stadium design at a cost not to exceed \$15,000,000. As part of the Downtown Catalyst Project it is necessary to acquire properties within the project area. Staff has negotiated the purchase of twenty properties that are essential to the Project's success.

Budget Impact:

\$5,075,000 from the General Capital Projects Fund

Recommendation:

Council adopt a resolution granting authority for the acquisition of properties.

**RESOLUTION AUTHORIZING THE MAYOR, CITY ATTORNEY, CITY MANAGER,
OR HIS DESIGNEE TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED
WITH THE ACQUISITION OF PROPERTIES PURSUANT TO THE PROVISIONS OF
N.C.G.S. 158-7.1**

WHEREAS, on April 3, 2017 City Council adopted the implementation of procedures relating to the Downtown Catalyst Project (“Project”); and

WHEREAS, the Project requires the acquisition of multiple properties and the City Council desires to acquire said properties located in the downtown area in accordance with the provisions of N.C.G.S. 158-7.1; and

WHEREAS, City staff has negotiated Offers to Purchase fee simple interests for the following properties:

<u>PROPERTIES</u>	<u>PURCHASE PRICE</u>	<u>PROPERTIES</u>	<u>PURCHASE PRICE</u>
210 Church Ave.		206 Church Ave.	\$60,000
211 Gatewood Ave.		504 W. English Rd.	\$575,000
215 Gatewood Ave.	\$1,200,000	500 W. English Rd.	
213 Gatewood Ave.		207 Pine St.	
207 Gatewood Ave.		209 Pine St.	
307 N. Elm St.		211 Pine St.	
305 N. Elm St.			
217 Gatewood Ave.	\$1,250,000	216 Pine St.	\$350,000
308 Pine St.		214 Lindsay St.	\$150,000
204 N. Lindsay St.	\$510,000	215 Church Ave.	\$980,000
516 W. English Rd.			

THEREFORE, THE HIGH POINT CITY COUNCIL RESOLVES THAT the Mayor, City Attorney, City Manager, or his designee, execute any and all documents necessary in order to effectuate the City’s acquisition of the properties identified above at a purchase price totaling \$5,075,000.

ADOPTED this the 7th day of August, 2017.

Mayor William S. Bencini, Jr.

Attested to:

Lisa Vierling, City Clerk

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the High Point City Council will hold a Public Hearing on August 7, 2017 at 5:30 p.m. at Gallery B of the High Point Theatre, 220 E. Commerce Avenue, High Point, North Carolina. The purpose of the meeting is to receive public comment concerning the acquisition of property pursuant to the provisions of N.C.G.S. 158-7.1. The City Council intends to approve property acquisitions and expend City funds from the General Capital Projects Fund totaling \$5,075,000. The properties are suitable for commercial use and all acquisitions shall be in fee simple. The properties to be acquired are more fully described as: 210 Church Ave., 211 Gatewood Ave., 215 Gatewood Ave., 213 Gatewood Ave., 207 Gatewood Ave., 307 N. Elm St., and 305 N. Elm St., purchase price \$1,200,000; 206 Church Ave., purchase price \$60,000; 217 Gatewood Ave. and 308 Pine St., purchase price \$1,250,000; 504 W. English Rd., 500 W. English Rd., 207 Pine St., 209 Pine St., and 211 Pine St., purchase price \$575,000; 215 Church Ave., purchase price \$980,000; 216 Pine St., purchase price \$350,000; 204 N. Lindsay St. and 516 W. English Rd., purchase price \$510,000; and 214 Lindsay St., purchase price \$150,000. These property acquisitions shall increase the taxable property, employment, industrial output, and business prospects of the City.

Lisa B. Vierling
City Clerk

July 27, 2017