

CITY OF HIGH POINT

AGENDA ITEM



Title: Exchange of Property – High Point University Portion of McCain Park

From: Lee Tillery –Parks and Recreation Director

Meeting Date: October 1, 2018

Public Hearing: N/A

Advertising Date: September 20, 2018

Advertised By: High Point Enterprise

Attachments: Resolution for Exchange of Property
Property Map (Westchester)
Property Map (McCain Park)

PURPOSE:

Exchange of land between the City of High Point and High Point University (HPU). The City of High Point will receive two tracts of land located on Irwin Avenue, while conveying two tracts of land, a portion of McCain Park located off of Lexington, to HPU.

BACKGROUND:

Since the exchange of land involves park property that was developed with assistance from the Land Water Conservation Fund, approval from the National Park Service (NPS) to address the “conversion” of the property was required. A conversion involves locating sufficient replacement of parkland at an equal or greater value and replacing any recreational amenities with like facilities. The NPS required a public 30 day comment and review period that took place from July 3, 2017 until August 2, 2017. The NPS approved the conversion on May 21, 2018.

This exchange will provide CHP the flexibility to increase trail mileage related to the proposed Westchester Park site plan and improve connectivity throughout the park.

The two tracts which City of High Point is receiving from HPU consist of approximately 3.57 acres and have an estimated value of \$78,550. While the two tracts which HPU is receiving from City of High Point consist of approximately 7.138 acres and have an estimated value of \$16,230. The Parks and Recreation Commission endorsed this land exchange at their July 2016 meeting.

BUDGET IMPACT: N/A

RECOMMENDATION / ACTION REQUESTED: Staff recommends approval of the land exchange between the City of High Point and High Point University.

**RESOLUTION TO AUTHORIZE THE EXCHANGE OF REAL PROPERTY
OWNED BY THE CITY OF HIGH POINT FOR PROPERTY OWNED BY
HIGH POINT UNIVERSITY**

WHEREAS, the City of High Point (“City”) owns a 7.138 acre tract of land, known as portion of McCain Park, consisting of two tracts, recorded in Plat Book 11, Page 66 and Plat Book 11, Page 67, located at 1200 – 1210 East Lexington Avenue, High Point, North Carolina (“City Property”), which is valued at \$16,230.00; and

WHEREAS, High Point University (“HPU”) owns two parcels of real property totaling 3.57 acres land, recorded in Deed Book 8083, Page 2910, located at 800-802 Irwin Avenue and 812 Irwin Avenue, High Point, North Carolina (“HPU Property”), and valued at \$78,550.00; and

WHEREAS, the City desires to exchange the City Property for the HPU Property, which will allow the City the benefit and flexibility to increase trail mileage at the proposed Westchester Park and to improve connectivity throughout park; and

WHEREAS, the exchange of property is in the best interests of the citizens and community and will allow an opportunity for increased services to be provided; and

WHEREAS, North Carolina General Statute § 160A-271 authorizes the city to make such an exchange if authorized by the City Council by a resolution adopted at a regular meeting of the City Council upon at least ten days’ public notice; and

WHEREAS, the City has given the required public notice, and the City Council is convened in a regular meeting.

NOW, THEREFORE, BE IT RESOLVED that the High Point City Council hereby resolves that:

1. The exchange of property described above is authorized.
2. The appropriate city officials are directed to execute the appropriate instruments necessary to carry out the exchange.

Adopted this the 1st day of October, 2018.

Mayor Jay W. Wagner

Lisa B. Vierling, City Clerk



Name: Westchester Park

LWCF Number: #37-00043

Future Planned Facilities: Part of walking trails,
dog park, pickle ball, bike trails

Acreage: 7.74 acres

No Easements on site

