

CITY OF HIGH POINT

AGENDA ITEM



Title: Public Hearing Regarding the Purchase of Property for Catalyst Redevelopment Project under N.C.G.S 158-7.1

From: Randy Hemann, Assistant City Manager

Meeting Date: February 4, 2019

Public Hearing: February 4, 2019 at 5:30 pm

Advertising Date: January 28, 2019

Advertised By: City Clerk

Attachments: Public Hearing Notice

PURPOSE:

BACKGROUND:

In March of 2016, City Council adopted a goal to create a downtown catalyst project that produces: 500 private sector jobs, 15-20 new restaurants and shops, 250 additional residential housing units and a centralized gathering space. On April 3, 2017 City Council Authorized the Manager to proceed with land purchases, site design and Multi Use Stadium design with a total cost not to exceed \$15 million.

Per previous briefings to City Council, N.C.G.S. 158-7.1 which allows the City to formulate a redevelopment plan and work with a master developer on a negotiated sale where development requirements are set forth in a Development Agreement. That statute requires a public hearing prior to the City's acquisition of any land to be redeveloped under this statute (this does not apply to parcels fully under the stadium which will not be a part of the surrounding redevelopment).

BUDGET IMPACT: City Council has approved up to \$15 million for land purchase. As of December 26, 2018, \$4,208,655 remained in that budget. The parcels advertised for purchase total \$1,168,340.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the High Point City Council hold a public Hearing to receive public comment regarding the purchase of properties outlined in the Public Hearing Notice and pass the attached 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.

**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") which included the purchase of land, site and multi-use stadium design at a cost not to exceed \$15,000,000; 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>
224 N. Lindsay St. (Lot B)	\$209,340
211 W. English Rd.	\$165,000
207 W. English Rd.	\$160,000
201 W. English Rd.	\$634,000

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 \$1,168,340.

ADOPTED this the 4th day of February, 2019.

Mayor Jay W. Wagner

Attested to:

Lisa Vierling, City Clerk