



City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

Legislation Text

File #: 18-298, Version: 1

TO: Mayor and Members of City Council

THRU: Kristoff T. Bauer, Deputy City Manager

FROM: Kecia N. Parker, NCCP, Real Estate Manager

DATE: June 25, 2018

RE:
Resolution to Authorize the Conveyance of City Owned Real Property: (1) The North Carolina Civil War & Reconstruction History Center Foundation, and (2) Festival Park Plaza

COUNCIL DISTRICT(S):

2

Relationship To Strategic Plan:

Desirable Place to Live, Work and Recreate

Executive Summary:

The North Carolina Civil War & Reconstruction History Center Foundation has requested that the City of Fayetteville donate 17 parcels to them for construction of the North Carolina Civil War & Reconstruction History Center project. On January 2, 2018, City Council authorized staff in the work session to prepare the necessary documentation required for that transfer pursuant to certain restrictions and with a reversionary clause should the project not go through. Staff has prepared the documents and before the transfer can take place, the City Council must authorize the conveyance of the property in the form of a resolution which is attached hereto.

The City of Fayetteville purchased the Festival Park Plaza in June of 2011. As a part of the Downtown Development Agreement with PCH the City Council authorized the Manager to execute all necessary documents the transactions included therein which included the sell of the Festival Park Plaza building. The sale closed in April of 2018. In reviewing the file, however, it was determined that state law requires a Resolution of the Council to specifically authorize that sale. A resolution is attached to correct the file.

Background:

North Carolina Civil War & Reconstruction History Center Foundation: In 2012 the North Carolina Civil War & Reconstruction History Center Foundation presented the idea of developing the 60,000 square foot historical facility focused on the Civil War to be developed on the site proposed. In 2015

the City provided \$100,000 to support the development of project plans for the proposed site. In December of 2016, the Council adopted a Resolution in support of the project. The City has agreed to participate financially in this project and on January 2, 2018 authorized staff to prepare all documents for the conveyance to take place.

Festival Park Plaza: The City of Fayetteville purchased the Festival Park Plaza in June of 2011. As a part of the Downtown Development Agreement with PCH, the City Council authorized the City Manager to execute all necessary documents for the transactions included in that agreement. The sale of Festival Park Plaza was one of those transactions and that transfer was closed in April of 2018. In reviewing the file, however, it was determined that state law requires a Resolution of the Council to specifically authorize that such a sale. A resolution is attached to correct the file.

Issues/Analysis:

For the North Carolina Civil War & Reconstruction History Center Foundation, the land that is being requested is currently considered as a historical site and will continue to be utilized as such with the transfer.

For the Festival Park Plaza Building, this sale has closed and the property is back to the tax rolls. Taking this action will clear up this process issue.

Budget Impact:

On the North Carolina Civil War & Reconstruction History Center Foundation transaction there is no significant impact to the budget with the transferring of the properties.

On the Festival Park Plaza Building transaction the property has been added back to the tax rolls and will increase City revenue.

Options:

- Adopt the two Resolutions to (1) Convey Real Property to the North Carolina Civil War & Reconstruction History Center Foundation, and (2) Convey Real Property to the 225 Ray Avenue, LLC
- Deny the Resolution to Convey Real Property to the North Carolina Civil War & Reconstruction History Center Foundation and approve the Resolution to Convey Real Property to the 225 Ray Avenue, LLC

Recommended Action:

Staff recommends that Council move to adopt both Resolutions and authorize the City Manager to execute all the necessary documents to complete the transaction.

Attachments:

Resolutions

Map