

06-02-2021 Town Council Meeting Responses to Council Questions

ITEM #2: Redevelopment of Police Station Property at 828 Martin Luther King Jr Boulevard and Consideration of Municipal Services Center at Site

Council Question:

What would be the nature of the Town's rights, as it pertains to the MSC on this property, if the property were to be transferred to a private entity like Belmont Sayre as they are envisioning?

Staff Response:

This issue would be explored in a potential EDA. The Town could sell the land and own the MSC building, a similar arrangement to the fire station at East 54. There are different options that will still allow the Town to secure financing for the building construction that will be explored, should a deal proceed.

Council Question:

Who would the parties be to a potential EDA, in this instance?

Staff Response:

The parties would be the Town and Belmont Sayre, the respondent to the previously issued RFQ.

Council Question:

In the public outreach sessions, a desire to keep the existing police headquarters has been expressed. Is that at all feasible, or do the needs for remediation, etc., make that impossible?

Staff Response:

The building is not currently eligible for historic tax credits and is not on the state historic register. The building was poorly constructed and would require extensive rehabilitation. Additionally, the building footprint does not meet the Town's need for space for the full MSC program. For these reasons, it is believed that keeping the existing building is cost ineffective.

Council Question:

Will the MSC include public meeting/conference spaces to augment those we now have at the library?

Staff Response:

Yes.

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Council Question:

The conceptual plans in the packet show the MSC and other building oriented toward Mt. Bolus Rd. Would it be possible to orient them to MLK Blvd. instead?

Staff Response:

The concept design provided in the RFQ is oriented toward MLK and Bolin Creek and not Bolinwood Drive. When looking at a cross-section of the property, Bolinwood Drive is much higher than much of the site. Therefore, the only facade that would be oriented toward Bolinwood would be a 1-2 story structure, mostly below Bolinwood, and it would hide the parking structure from view.

Council Question:

Will the Town's affordable housing targets be met as part of any residential development on the site?

Staff Response:

If Council wishes to include affordable housing on the site, that can be a part of the discussion for site use and could be a negotiation point in an EDA.

Council Question:

Will we obtain a third-party fairness opinion before any final agreements are concluded?

Staff Response:

A preliminary third-party financial review has been completed by Noell Consulting and will be shared with Council at the June 4th Council Committee on Economic Sustainability meeting.