

ITEM #9: Consider Leasing Space for the Police Department and Continue the Brownfield Remediation at 828 Martin Luther King Jr. Blvd.

Council Question:

The plan for the MSC included space for, among other things, Parks and Rec administration, Fire Department administration, and public meeting spaces. How will these needs be met under the planned leasing?

Staff Response:

Once the critical need for a Police Department location is met, we plan to pursue options for these other uses. We can revisit the option for a municipal facility at the 828 location, once a remediation plan and a financing plan are developed for that site. We are also beginning to explore options for the Parks & Recreation administration in other Town-owned facilities, since they have some bond funding available for that purpose. Fire administration could be co-located with a future fire station, and the Parkline building does have meeting rooms that could be used to meet some internal needs, which would release other meeting rooms for public use.

Council Question:

Depending on the space to be leased, are any lease to purchase options available?

Staff Response:

We have raised that question with the Parkline property owner (NC SECU) and will let the Council know if it leads to an opportunity.

Council Question:

Since construction of the MSC was part of the remediation of 828 MLK, do we have a plan for how this remediation would be carried out and what its cost would be if the MSC is not constructed?

Staff Response:

Staff will move forward with the Brownfields Agreement process, which would set the conditions for remediation. Once a Brownfields Agreement is approved by the State, the Town can proceed with remediation and prepare the site for interim or longer-term use. The remediation costs are estimated to be between \$4-6 M dollars.