



# City of CHARLOTTE

## MEMORANDUM

TO: Mayor Lewis and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Purchase of 108 and 110 E. Lawrence Avenue

DATE: July 22, 2016

As you are aware, a purchase agreement for 108 and 110 E. Lawrence Avenue has been negotiated by a private individual. Council has previously indicated its support for accepting assignment of the purchase agreement if private funds are raised and donated to the City to cover the \$35,000 purchase price. Those funds have been donated or pledged and a closing scheduled for Friday, July 29. Council must now consider formal action to accept the assignment and authorize City officials to complete the purchase.

An environmental study was undertaken concerning the property. The final report has not been completed but the tests yielded not significant surprises. As expected, there is evidence of the presence on the site of chemicals associated with a dry cleaning establishment. Their existence means that reuse of the site would require the removal of soils, which is expensive and not recommended, or the construction of a hardscape when property is redeveloped as a gateway pocket park.

Because the second floor apartment is still occupied, tests in the area of the former meth lab could not be conducted. It is possible that contaminated drywall is present that could require special handling. This will add to the demolition cost but not significantly so.

We received an estimated demolition cost of between \$10,000 and \$15,000. We had thought that a grant might be available to cover this cost but it appears that only low-interest loans are available.

I asked Amy Gilson to prepare an estimate of the cost for a hardscape park in this location featuring stamped concrete, banner poles, benches and lighting. Her estimate for such improvements is \$38,000. We are still evaluating whether to pursue a Patronicity grant for a portion of this cost under the Public Spaces Community Places crowdfunding program.

A resolution authorizing acceptance of the assignment and other actions is found elsewhere in the agenda packet.