

City Council – Action Request Form

Date: October 14, 2019

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Damon C. Dequenne, Assistant City Manager
S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:
Resolution Authorizing Acquisition of Property in the Forum 52 Business Park for a New Police Driving Training Facility

Strategic Focus Area: Safe and Secure Community
Strategic Objective: Improve Public Safety Service Quality
Strategic Plan Action Item: No
Key Work Item: No



Summary of Information:
 For several years a search has been conducted for land which would serve as a site for a new Police Driving Training Facility. The proposed Police Driving Training Facility Project would include land acquisition and a driving pad. A 600' x 600' asphalt driving pad will provide the Police Department with an area meeting the specifications of the NC Criminal Justice Education and Training Standards Commission. This is essential to ensuring police officers operate their vehicles safely and responsibly and are using proper procedures for pursuit and conducting traffic stops. A site has been located in the Forum 52 Business Park, off Highway 52, which would serve this purpose. Feasibility studies have shown that this site would meet all of the City's needs, at an affordable price.

The site is composed of approximately 17.32 acres and identified as Tax PIN 6819-86-0244 and Tax PIN 6819-87-2155. The tax value is \$289,000. This site is owned by Winston-Salem Business, Inc. and the purchase price would be \$350,000, or \$20,200/acre. This price is much less than other property which the City has considered over the past several years. The North Carolina Department of Transportation acquired a portion of this lot, and their appraisal valued the property at \$50,000/acre. Three comparable properties described in this appraisal sold for \$46,414/acre, \$50,038/acre, and \$51,974/acre. These sales comps are further described in the

Committee Action:

Committee	Finance 10/14/19 Public Safety 10/14/19	Action	Approval
For	Council Members Taylor, MacIntosh, and Larson	Against	Opposed: None; Abstain: Mayor Pro Tempore Burke

Remarks:
 Finance Committee approved this item unanimously.

attached Exhibit A. The attached Exhibit B provides a summary of other property, which the City has considered for this purpose in the past. Funding for this purchase was included in the 2018 Bonds.

The attached resolution authorizes the acquisition of property for a new Police Driving Training Facility as described herein.