

City Council – Action Request Form

Date: May 9, 2023
To: Mayor, Mayor Pro Tempore, and Members of the City Council
From: Patrice Toney, Assistant City Manager
Travis Cockerham, Real Estate Administrator

Council Action Requested:

Consideration of a Resolution Authorizing Acquisition of Property in the Salem Creek Business Park for a New Public Safety Driving Training Facility (No Ward)

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 Public Safety Driving Training Facility. Obstacles such as zoning, proximity to residential neighborhoods, lack of availability of large acreage sites, sale prices beyond budget, etc. budget etc. have been impediments to locating a suitable site. The proposed Public Safety 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 owned by Tf Properties, Inc. has been located in the Salem Creek Business Park, off West Clemmons Road, which would serve this purpose. Preliminary feasibility studies have shown that this site would meet all of the City's needs; however, further studies would be conducted during the due diligence period to confirm the preliminary studies.

The site at 3084 Salem Park Drive is composed of approximately 37 acres, subject to survey and identified as Tax PIN 6803-91-3210. The tax value is \$1,436,500 or \$40,500 per acre. The five smaller lots located in the business park which have sold over the past four years range in size from 1.85 acres to 5.23 acres and in price from \$48,108 per acre to \$89,866 per acre.

Committee Action:

Committee	PS, FC 5-8-2023	Action	Approval
For	Unanimous	Against	
Remarks:			

The property has been listed for sale at \$1,750,000 or \$50,000 per acre. Due to some issues such as flood plain, topography and rock formations, the sale price has been negotiated down to \$1,200,000 or \$32,500 per acre; however, the owners have stated they will not lower the price further because they can develop the site themselves which would be more profitable for them.

Phase I of the Public Safety Training Complex project will be funded by 2018 bonds in the amount of \$3.5 million. 2018 bond funds include land acquisition and the construction of an asphalt driving instruction pad. Phase II of this project will require additional funds and may include facilities such as a police/fire training building, a fire training tower, and a potential police/fire maintenance facility.

The resolution authorizes the acquisition of property for a new Public Safety Driving Training Facility at 3084 Salem Park Drive for \$1,200,000 with funding providing from the 2018 bonds.