



CHARLOTTE MEMORANDUM

Memo to: Mayor, Members of the City Council and County Commission
From: Jonathan Wells, Planning Manager/Planning Department
Subject: FY 2013 Annual Report for the "Real Estate Transfer System"
Date: July 30, 2013

On October 2, 2001, the City of Charlotte and Mecklenburg County entered into an agreement creating the "Real Estate Transfer System" or "Real Estate Ledger" wherein certain real estate transactions between the two entities could be completed without the need for monetary reimbursement or compensation. The Ledger agreement requires that the Planning Department furnish each party's governing board with an Annual Report highlighting the transactions completed and specifying the balance of the Ledger as of the previous June 30th.

Please find attached the Real Estate Transfer System annual report for FY 2013, representing the period from July 1, 2012 through June 30, 2013. One Ledger transaction was completed during the reporting period, for a total of:

\$437,500 (credit to the County).

This transaction is part of property assembly associated with the Blue Line Extension.

At the end of FY2013, the Ledger balance stood at:

\$2,804,874 (credit to the City).

**CITY OF CHARLOTTE/MECKLENBURG COUNTY
REAL ESTATE TRANSFER (LEDGER) SYSTEM**

Annual Status Report

For the period from July 1, 2012 through June 30, 2013

Number of transactions during reporting period:	1
Ledger Balance as of June 30, 2012:	\$3,242,374 (credit to City)
Ledger Balance as of June 30, 2013:	\$2,804,874 (credit to City)

Transaction detail during reporting period:

13-01 Transfer of one parcel from County to City (established value: **\$437,500**) for the purpose of construction of the Blue Line Extension

Please refer to the attached spreadsheet which chronicles the Ledger transactions during the reporting period (and since its inception).

Note: Real estate transactions between the City and the County which may be described as "minor", such as those involving rights-of-ways, easements, etc. are not included in the Ledger and as such are not included in this report.

INTER-GOVERNMENTAL REAL ESTATE TRANSFER LEDGER

Last modified: July 1, 2013

Trans- action #	Grantee (receiving) agency	Grantee approval date	Grantor (donor) agency	Grantor approval date	Parcel I.d. #'s	Parcel description	Planning Committee MR date	Closing date	Property value	Value determination	Intended use of property	Ledger balance city*	Ledger balance county*	Advantage to: C=City M=County
02-01	County	10/2/2001	City	9/26/2001	131-071-03 131-071-05	Evergreen Cemetery & Winterfield Place	6/15/1999	4/24/2002	\$2,300,000	Staff review of appraisal	Park land	\$2,300,000	\$2,300,000	C
05-01	City	3/28/2005	County	3/1/2005	027-072-17	12537 Dearmon Road	n.a.: road widening	6/15/2005	\$446,175	Appraisal	Street R.O.W.	\$1,853,825	\$1,853,825	C
06-01	City	9/27/2004	County	12/2/2003	157-041-35	Ellington Street	10/16/2003	6/1/2006	\$40,000	Staff value finding	Affordable housing	\$1,813,825	\$1,813,825	C
06-02	City	3/27/2006	County	6/21/2005	039-062- 01(pt) (easement)	Beatties Ford Road & Rosa Parks Place	11/15/2005	2/7/2006	\$74,625	Staff appraisal	Community Transit Center	\$1,739,200	\$1,739,200	C
06-03	City	5/14/2001	County	11/20/2001	080-096-01 080-081-02	Vacant land (former 1st Ward Park)	2/20/2001	2/3/2004	\$3,758,592	Appraisal	Private redevelopmt.	-\$2,019,392	\$2,019,392	M
06-04	County	11/20/2001	City	5/14/2001	080-063-01 080-063-02 080-063-04 080-063-05 080-063-06 080-063-08	Vacant land (future 1st Ward Park)	2/20/2001	2/3/2004	\$3,144,672	Appraisal	Future First Ward Park	\$1,125,280	\$1,125,280	C
11-01	County	8/4/2009	City	7/27/2009	080-063-11 080-063-12	First Ward: park and parking deck	11/18/2008	8/30/2010	\$717,094	Appraisal	Park; parking deck	\$1,842,374	\$1,842,374	C
11-02	County	6/30/2011	City	6/30/2011	n.a.	Library contingency	n.a.	n.a.	\$1,400,000	Council resolution	n.a.	\$3,242,374	\$3,242,374	C
13-01	City	1/28/2013	County	11/7/2012	049-241-05	7738 N. Tryon St.	7/17/2012	5/14/2013	\$437,500	Appraisal	Blue Line Ext.	\$2,804,874	\$2,804,874	C