

# Appendix A: Public Investments by the Town

In order to fully implement this Downtown Plan, a number of strategic public investments will need to be made, accompanied by infrastructure improvements associated with any development. First, the civic investments include the Town Hall and Police expansions, the redevelopment of the existing Farmer's Market site, parking deck with liner buildings and the Arts & Cultural facility. In many of these cases, land acquisition will be required. For the purposes of this Plan, all land costs are based on the 2004 assessed valuation by the Mecklenburg County Tax Office.

### The Civic Plaza

The most prominent and highest priority public investment called for in this Plan is the construction of the Civic Plaza. The Civic Plaza and the associated improvements are prominent as the centerpiece in Downtown Huntersville and makes a highly visible aesthetic improvement for the entire town. Being able to fund a civic project such as the plan proposes requires a certain amount of creativity and leadership. The Project includes a hardscaped surface suitable for parking, some landscaping, and a small performance area.

The Plan requires the acquisition or control of approximately 1 acre surrounding the Holbrook House in combination with the existing Town Hall parking lot. In addition to a fee simple purchase of a portion of that property, the Town may also consider a long-term lease or a full purchase of the site with a lease-back option on the House.

Area of Construction/Expansion:	~1.25 acres
Source of Funds:	General Fund
Land Acquisition Required:	~1 acre
Estimated Construction Cost:	\$750,000
Land Costs:	\$567,910
<b>Total Estimated Project Costs:</b>	<b>\$1,317,910</b>

### The Arts and Cultural Facility

Adjacent to the Civic Plaza is a proposed Arts and Cultural facility. While the building is recommended to incorporate sustainable design technologies, adding costs, the interior upfit would be simple and flexible to accommodate a wide variety of users and formats. This facility would sit at the rear of the Civic Plaza on a portion of the Holbrook House property. This facility can be funded with a partnership through area museums and/or arts councils and revenues for admissions, leasing for private events, and parking revenues.

Area of Construction/Expansion:	20,000 square feet
Source of Funds:	General Fund/Tourism Fund/PARTF Grant/Arts & Sciences Council/Other
Land Acquisition Required:	.25 acre
Estimated Construction Cost:	\$3,000,000
Land Costs:	\$141,977
<b>Total Estimated Project Costs:</b>	<b>\$3,141,977</b>

### Parking Deck

A 400 space parking deck, with liner buildings along the road frontages is proposed to satisfy the parking requirements for these facilities and the proposed Commuter Transit platform a block away. Given the opportunity to construct two new mixed-use buildings up to 50,000 square feet each, there is a significant opportunity for private sector involvement in the deck construction and financing. Also, CATS estimates a need for 250 spaces to serve the commuter rail station prompting their potential participation in the costs. Additional revenue for the deck could also come from payments in lieu of parking fees and nominal parking charges.

Area of Construction/Expansion:	400 space - 5 story
Source of Funds:	General Fund/Parking Fees/Private Sector/CATS
Land Acquisition Required:	1.35 acres

Estimated Construction Cost:	\$3,480,000
Land Costs:	\$219,000
<b>Total Estimated Project Costs:</b>	<b>\$3,699,000</b>

### Town Hall

As mentioned previously in this Plan, the expansion of the Town Hall will require the purchase of the Auto Parts Store and property to the north of the existing Town Hall.

Area of Construction/Expansion:	20,000 square feet
Source of Funds:	General Fund
Land Acquisition Required:	.36 acres

Estimated Construction Cost:	\$3,500,000
Land Costs:	\$232,700
<b>Total Estimated Project Costs:</b>	<b>\$3,732,700</b>

### Police Station

The programmed expansion the Police Station is approximately 20,000 square feet. If the facility expands in place, rather than moving, it will require land acquisition to the rear or to the side. Neither option provides an optimal site. Therefore, the Plan recommends the relocation of the facility to another location.

Area of Construction/Expansion:	32,000 square feet
Source of Funds:	General Fund
Land Acquisition Required:	1.5 acres

Estimated Construction Cost:	\$5,600,000
Land Costs:	\$ unknown
<b>Total Estimated Project Costs:</b>	<b>\$5,600,000</b>



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## Grower's Market at Garden Hall

The proposed facility includes 12,000 of open-air space and 1,000 square feet of commuter transit station offices, ticket kiosks, and restrooms.

Area of Construction/Expansion: 13,000 square feet  
Source of Funds: General Fund/CATS  
Land Acquisition Required: .25 acre

Estimated Construction Cost:	\$325,000
Land Costs:	\$80,500
<b>Total Estimated Project Costs:</b>	<b>\$405,500</b>

## Property for Sale

The liner buildings on the street frontages of the parking deck are to be built by private investment. The Town would be able to sell the property for each building, as well as approve design of the buildings themselves as a part of the sale. Funding could also be acquired by the sale of the existing Arts and Cultural building (the former library) or offered in negotiations with one of the property owners whose land is necessary for the mentioned expansions or the proposed liner buildings sales.

In this scenario, it is possible to achieve a "like-kind property exchange" between that land owner and the Town of Huntersville. According to the Internal Revenue Service's 1031 Exchange Code, no gain or loss is recognized for business or investment property exchanged for a property of like kind. However, if non-like kind property is received, gain is acknowledged to the extent of the other property, but a loss is not recognized. For more information regarding 1031 Like-Kind Property Exchanges, please consult a real estate attorney (source: IRS).

Another possibility is the property owners themselves offering the land as a donation or purchase for a reduced value to the Town, then taking the value for that donation as a deduction for income taxes. For more information regarding 1031 Like-Kind Property Exchanges and/or the property donation deductions, please consult a real estate attorney (source: IRS).

Although these recommendations only offer partial funding opportunities, the significant public investment required is reduced. This therefore brings the potential for an active public gathering space such as the Town Hall Plaza, the Grower's Market at Garden Hall, Arts and Cultural Center and the CATS Commuter Transit Platform to the Town of Huntersville, spotlighting a magnificent civic place in the heart of the community, closer to reality.