An Innovative Approach

- Leveraging Private Investment Through the Sale and Redevelopment of Existing Buildings and Properties is an Effective Strategy for Helping Manage our Building Inventory.
- This Strategy will Relieve Some of the budget pressure on our limited Repair and Renovation Funds.
- Significant Progress has been made on a number of the Identified Properties.
### Overview of Projects

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Blount Street Houses

12/12 Houses listed and offers accepted

- State received approximately $7 Million.
- Historic homes renovated via private sector.
- City of Raleigh and Wake County increases their tax base.
- Heck-Andrews House
  - Deed Transferred
- Lamar House
  - Deed Transferred
- Ashely House
  - Deed Transferred
- Remaining houses processing deeds
Moore Square

- Council of State approved easement for the City of Raleigh.
- Construction begins fall 2016.
Personnel Training Center

- Offer accepted
- Negotiating lease with developer
All three currently on the market for sale

Charlotte Prison  Blue Ridge Road Property  Old Rex Hospital
Lot 18 Parking Lot

Comprehensive land use study complete.
Department of Revenue Building

Space planning study underway.
DHHS

- Preliminary site selected
- Secretary Brajer reports to General Assembly by October 1, 2016
- Delivery Method
Phase 2

• Take architectural study recommendations and privately develop lot 18 and 20.

• Demo Bath Building and build parking garage (revenue bonds?).

• Requires Umstead Act exemption.

• DMV Headquarters condemned must relocate by 2020.
  - Hired tenant rep to obtain new space.
  - Scheduled to move into new leased headquarters 2018.

• Dawson Building, currently listed for sale.
Consolidation

- Federal Surplus building
- State Surplus Building
- Mail Center
- Motor Fleet
- Facility Management
  - Carpentry Shop
  - HVAC Shop
  - Plumbing Shop
  - Electrical Shop
  - Paint Shop
  - Old Records Building

- Combine all these services on to the current Federal Surplus Property.

- This allows the old records building on Lane Avenue and the work shops on Peace Street to be sold.

- Add efficiency in consolidating numerous sites into one.

- Other employees of Old Records Building will be relocated to the Dobbs Building.
• Once space study is completed for DOR advertise for an RFP for tenant rep.
• Secure new space for DOR
• Relocate Admin building employees to DOR building
• Develop old Admin building property
North Carolina Zoo

• Feasibility study concluded August 2016.

• RFP will be issued to pursue private hotel/spa situated on Zoo property.
Discussion