

# Proposal to Purchase the former Crooked Creek Golf Course

June 18, 2018



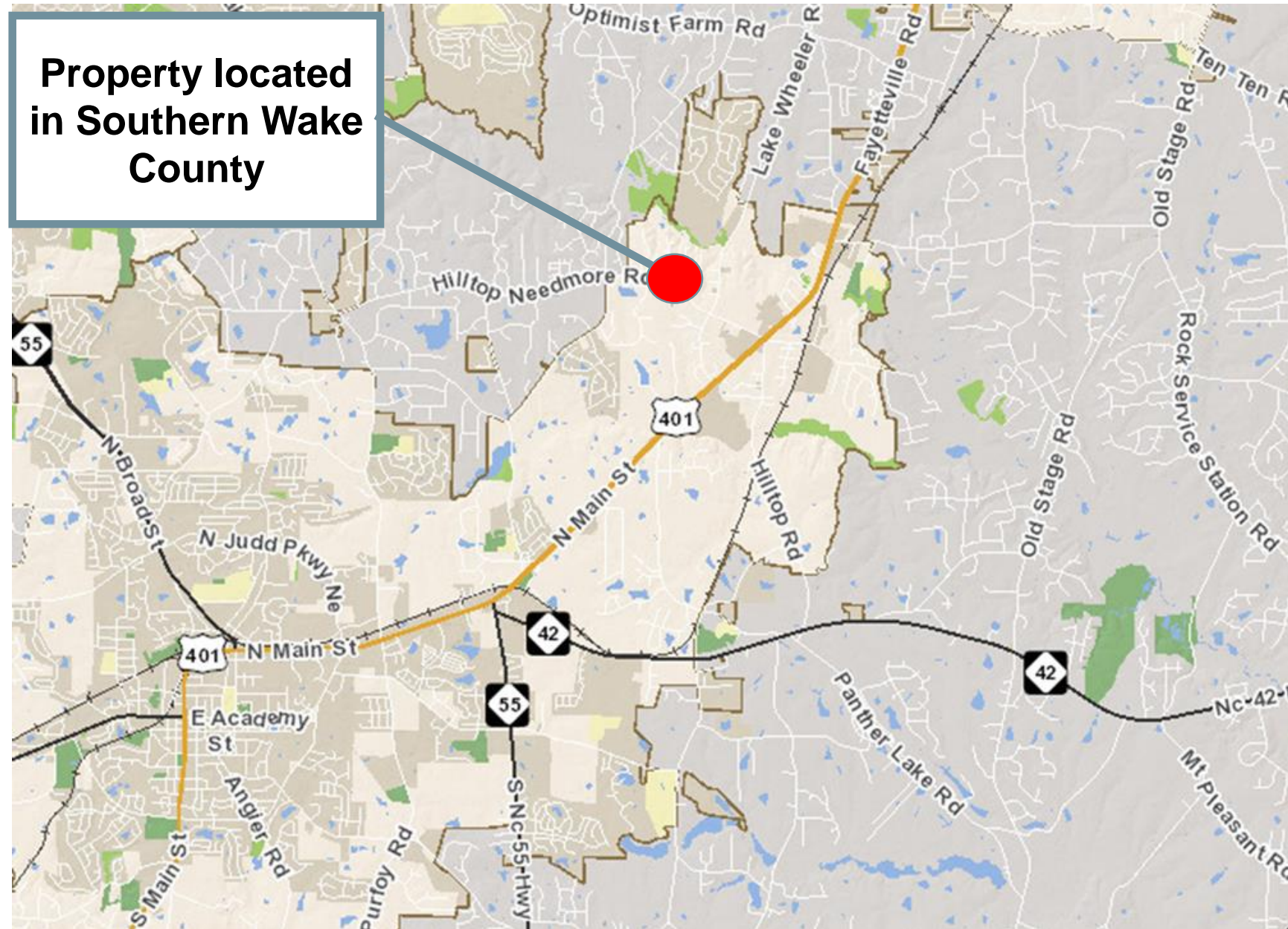
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# Background

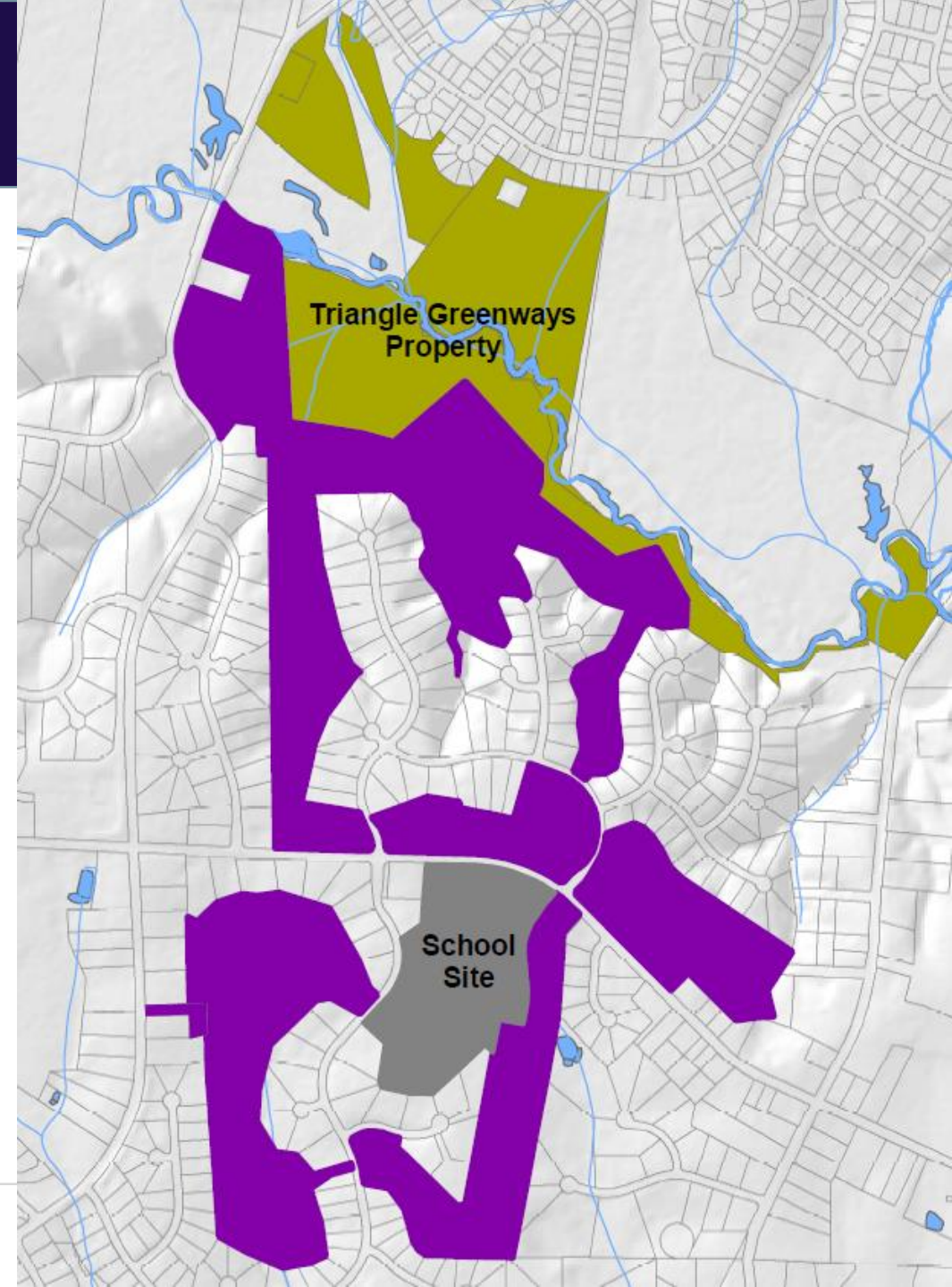
Property located  
in Southern Wake  
County





# Background

- The former golf course is 164 acres and closed in 2015
- WCPSS has a contract to purchase 21 acres for an elementary school (E-44)
- Property under consideration is 143 acres



# Background

- August 2017 Work Session - Board of Commissioners received presentations from both a South Wake Park Project representative and staff
- At the November 6, 2017 meeting, the Board of Commissioners voted 4-3 to consider the acquisition of the former Crooked Creek golf course subject to 11 conditions

# Background

- At the June 11, 2018 Work Session the Board of Commissioner received an update on the proposal to acquire the former Crooked Creek golf course property
- The Board discussed that the conditions have been largely satisfied with the exception of:
  - Condition 8 (access easement for the tunnel under Hilltop Needmore Road), which can be settled prior to closing
  - Condition 10 (Board of Commissioner appropriation), which requires Board action at the June 18, 2018 meeting.

# Long-term Property Development

- Board has identified many potential uses of the property (e.g., park, affordable housing, nonprofit)
- Will engage community and multiple stakeholders in evaluating best uses of the property in order to master plan development
- During this planning period the property will be closed to the public

Crooked Creek Property	FY19				FY20		
Project Timeline	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Activity							
BOC Approval / Acquisition							
Design Consultant RFQ							
Master Plan Development							
BOC Review and Approval							

# Anticipated Cost for FY 2019 and FY 2020

ANTICIPATED COST FOR FY 2019 AND FY 2020			
LAND ACQUISITION	Total Cost	FY19	FY20
Conservation Fund Purchase Price	\$4,000,000	\$4,000,000	\$ -
FACILITIES			
Facility Demolition	\$ 45,000	\$ 45,000	\$ -
Maintenance Building Stabilization	\$ 167,000	\$ 167,000	\$ -
Grounds (Signage, Gates and Bollards)	\$ 131,000	\$ 131,000	\$ -
Subtotal	\$ 343,000	\$ 343,000	\$ -
PLANNING			
Master Plan	\$ 150,000	\$ 150,000	
Survey and Boundary Marking	\$ 60,000	\$ 60,000	
Subtotal	\$ 210,000	\$ 210,000	\$ -
OPERATIONS			
Mowing/Utilities	\$ 143,000	\$ 80,000	\$ 63,000
Subtotal	\$ 143,000	\$ 80,000	\$ 63,000
SUMMARY COST	FY19-FY20	FY19	FY20
Total Cost	\$ 4,696,000	\$ 4,633,000	\$ 63,000

# Proposed Funding Strategy

## Land Acquisition

- \$4,000,000
- Temporary Funding
  - Transfer from Debt Service Fund to County Capital Parks Element
  - Intend to reimburse with future LOBs
- Permanent Funding
  - Include with already planned FY2019 LOBs issuance
  - Will fully replenish Debt Service Fund

## Facilities and Planning

- \$553,000
- One-time Funding
  - Appropriation from uncommitted County Capital to County Capital Parks Element



# Requested Board Action

**That the Board of Commissioners:**

- 1. Temporarily appropriates and transfers in FY2019, effective July 1, 2018, \$4,000,000 from available fund balance in the County Debt Service Fund to the County Capital Parks element for purchase of former Crooked Creek golf course;**
- 2. Authorizes an Intent to Reimburse Declaration such that the County will utilize a future debt issuance intended to serve as the permanent appropriation source of funding for the Crooked Creek golf course land acquisition;**
- 3. Appropriates in FY2019, effective July 1, 2018, \$553,000 from County Capital Uncommitted Funds for facilities and planning costs;**
- 4. Authorizes the County Manager to execute an agreement to purchase the former Crooked Creek golf course from The Conservation Fund, subject to terms and conditions acceptable to the County Attorney; and,**
- 5. Authorizes staff to develop a master plan for the Property and to keep the Property closed to the public until future uses are determined.**