

Former Intimidators Stadium Site – Sale and Redevelopment Opportunity

The City of Kannapolis is seeking preliminary proposals from interested developers to purchase and redevelop approximately 55.46 acres on Stadium Drive off Lane Street I-85 Exit 63. This property, identified as Rowan County parcel number 145-023, was formerly known as the Kannapolis Intimidators Baseball Stadium.



Currently zoned OI (Office Institutional), the site would be suitable for office/corporate uses, light industrial, entertainment, mixed-use, or recreational uses.

Proposals must be submitted by **5:00pm EDT, Friday, November 6, 2020.**

Market Overview

Kannapolis, with a population of approximately 52,000, is the 21st largest municipality in North Carolina, and is projected to grow to over 57,000 residents and 20,000 households in the next five years. It is located in Cabarrus and Rowan Counties, with the old stadium site in the Rowan County portion of Kannapolis.

Kannapolis has enjoyed positive in-migration of residents for the past five years—especially from neighboring communities—who are attracted by the proximity to Charlotte and I-85 and the high quality of life. The City of Kannapolis is just 26 miles or a 30-minute train ride from uptown Charlotte. Between 2010 and 2015, a net average of 50 people per month moved from Mecklenburg to Cabarrus County. Rowan County is poised for population growth as development radiates outward from Charlotte. A new Exit 65 interchange at Interstate 85 and Old Beatty Ford Road creates additional development opportunities just north of the old stadium site.

The City of Kannapolis is making significant public investments to increase the vibrancy and appeal of its downtown and the larger community to residents and businesses. The City built a new minor league ballpark in downtown Kannapolis that was completed in early 2020 as the new home for the Kannapolis Cannon Ballers (formerly the Kannapolis Intimidators). These public investments are intended to spur private residential and commercial development as a means to capture a greater share of overall regional growth. The metropolitan area is projected to add 17,000 households per year over the next five years, and median household income is projected to grow by 2.5 percent per year.

Site Information

The 55.46 acre site includes a 4,700-seat baseball stadium on the northern portion of the site that was home to the former Kannapolis Intimidators. The stadium, constructed in 1995, and its associated structures occupy approximately 10 acres, and the adjacent surface parking lot occupies approximately 7 acres. The southern portion of the site (approximately 19 acres) is vacant except for Stadium Drive.

The site is located between Interstate 85 to the east and Lake Fisher to the west. Lake Fisher is a reservoir which supplies water to the City of Concord to the south in Cabarrus County. Development around the lake is limited to ensure water quality.

Primary access to the site is provided by Lane Street via Stadium Drive. Stadium Drive connects with Moose Road to the north of the stadium and loops east around the baseball stadium and continues south across the southern border of the property to Lane Street located in Cabarrus County. Stadium Drive continues approximately 1,400 feet south of the subject property through adjacent property owned by City of Concord. An easement from the City of Concord across the neighboring land provides for access to Lane Street. The average daily traffic count for Lane Street is 10,000 vehicles per day.

The site has approximately 650 feet of frontage along Moose Road. Access to the site from Moose Road is provided by Stadium Drive. Moose Road is a secondary road and does not provide direct access to I-85.

The subject property has approximately 1,800 feet of frontage under controlled access along Interstate 85. There are no points of access along the interstate.

To the east of the site is the Atrium Health emergency room facility, and across the street from that is a QuikTrip gas station. The NC Department of Transportation is completing construction of a roundabout to carry traffic from the I-85/Lane Street interchange Exit 63.

The project site is located in the Lake Fisher Critical Watershed Area (WS-IV CA), as shown in the map in Appendix A. The City's Unified Development Ordinance (UDO) allows for up to 24% impervious surface coverage in this watershed. A recently adopted amendment to the UDO will allow for up to 50% impervious surface coverage through use of the "High Density" development option. The High-Density option may be chosen, subject to the use of appropriate water quality design techniques and structures. There are about 12.7 acres of existing impervious surface on the site that would be grandfathered into impervious surface limits. The typical 24% impervious surface limit would allow an additional 10.3 acres of impervious surface from new development, or approximately 23 acres of total impervious surface. The 50% High Density option would allow an additional 21.4 acres of impervious surface from new development, or approximately 34 acres total of impervious surface. *NOTE: These are preliminary estimates and all development proposals require the review and approval of Kannapolis Planning Department.

Water Service

Water is currently served from the north side of the site by an existing 8-inch water line. This water line has blue hydrants (1500 gallons per minute or higher). These lines are depicted in blue on the map in Appendix B.

Sewer Service

Sewer is served by an on-site pump station and relatively small 3-inch force main that terminates into a gravity outfall line east of Lake Fisher line at Lane Street. These sewer facilities are depicted in purple on the map in Appendix B. The design capacity of the pump station is 0.028 MGD (28,000 gallons per day). There are no other taps on this station other than the ball stadium. This capacity is the equivalent of 77 single family homes.

Some upgrades to both the pump station and the force main may be necessary dependent upon the proposed use of the site. Additionally, the proposed use could impact downstream gravity outfall capacity, but this is more a matter of project timing than intensity of use. Development on the east side of I-85 is a bigger driver of this issue than this site.

Any necessary upgrades to the pump station or force main will be addressed as part of the full proposal submittal and more formally through a development agreement (see Evaluation and Selection Process below).

Fire Station Site

Approximately three acres of the site will need to be retained by the City for use as a fire station. The City has not yet determined the exact location or plans for this site but intends to negotiate details with the ultimate Developer of the overall site so that the Developer's plans and City's plans are compatible. The City, in its initial analysis, believes that land near the Moose Rd and Stadium Dr intersection would work well for a fire station, with the potential to repurpose the existing stadium field house as depicted in the red circle on the map in Appendix C. However, the City is open to discussing other options as well.

Development Priorities

The Kannapolis City Council would like to see purchase and redevelopment proposals that emphasize the following outcomes. These outcomes are objectives for the ultimate property use and are not absolute. However, proposals addressing these outcomes will be given stronger consideration.

1. Maximize private, taxable investment on the site (real and personal property)
2. Create quality jobs (with average wages above the Rowan County average of \$43,883)
3. Maximize property sales price (City's target is \$2.75 million)
4. Preserve environmental qualities of the site (ex: lake views, watershed protection, tree preservation)

An appraisal conducted in 2019 estimated the value of the site to be \$2.5 million. However, that appraisal assumed the limitation of 24% impervious area based on the original watershed restrictions. The UDO now allows up to 50% impervious area if water quality measures are implemented. A copy of the appraisal can be accessed at:

https://www.dropbox.com/sh/jnys4840382uup5/AABiz-khGVStOT_hnQVRitVxa?dl=0

Submission Requirements

Preliminary proposals are due by **5:00pm EDT, Friday, November 6, 2020**. Proposals should be submitted electronically in PDF format to Irene Sacks, Director of Economic & Community Development, at isacks@kannapolisnc.gov. Please make the email subject: "Development Proposal: Former Intimidators Stadium Site".

All responses are subject to public disclosure under North Carolina Public Records Law. The City of Kannapolis recognizes that respondents must submit financial information that it may deem confidential and proprietary to comply with the requirements of this solicitation. To the extent

permissible by law, the City of Kannapolis agrees to keep confidential any confidential proprietary information included in a response, provided that (1) the respondent identifies the confidential proprietary portions of the response, (2) the respondent identifies as confidential and proprietary only those portions of the submittal that are confidential and proprietary, and (3) the respondent states why protection is necessary. Respondents shall not designate their entire response as confidential and proprietary, nor shall they so designate information that is already public.

Any information that the respondent would like to remain confidential should be e-mailed under separate cover to isacks@kannapolisnc.gov. The e-mail subject must be “PROTECTED: Development Proposal: Former Intimidators Stadium Site”.

Submission of Preliminary Proposal

Include the following information in your preliminary proposal:

- Letter of Introduction - Include a summary of the respondent’s qualifications, experience, interest in this opportunity, and vision for this property. The letter must be signed by a principal or authorized officer of the entity.
- Development plan
 - Description of built product, proposed size
 - Description of anticipated types of uses
 - Are the users speculative (i.e. to be leased) or identified/committed?
 - Estimate of number of jobs, types of jobs, if available
 - Community amenities, if any, including description of plans to preserve environmental qualities of the site
 - Explanation of plans to demolish the old baseball stadium or keep it
 - Identification of potential 3-acre area for City fire station
- Preliminary site plan sketch – a simple, conceptual drawing will be acceptable at this stage
- Renderings or examples of proposed product, if available
- Preliminary development & financing assumptions, including sources and uses
- Proposed acquisition price, reflecting 3-acres of City-retained property for fire station

Evaluation and Selection Process

City staff will review and analyze responses, and conduct additional due diligence, as needed. The City will identify one to three preliminary proposals to request additional, in-depth information from respondents to constitute a full proposal for further consideration.

After reviewing the full proposals, the Kannapolis City Council will endorse the selection of a Preferred Developer. This will then trigger the Upset Bid process as required by state law (see Appendix D). The final winning bidder will then enter a period of negotiations between the City and Development Partner for an initial Memorandum of Understanding (MOU) and then a

Development Agreement and Purchase and Sale Agreement. It is possible that this process could be abbreviated into one step (Development Agreement and Purchase and Sale Agreement).

The following evaluation criteria will be prioritized:

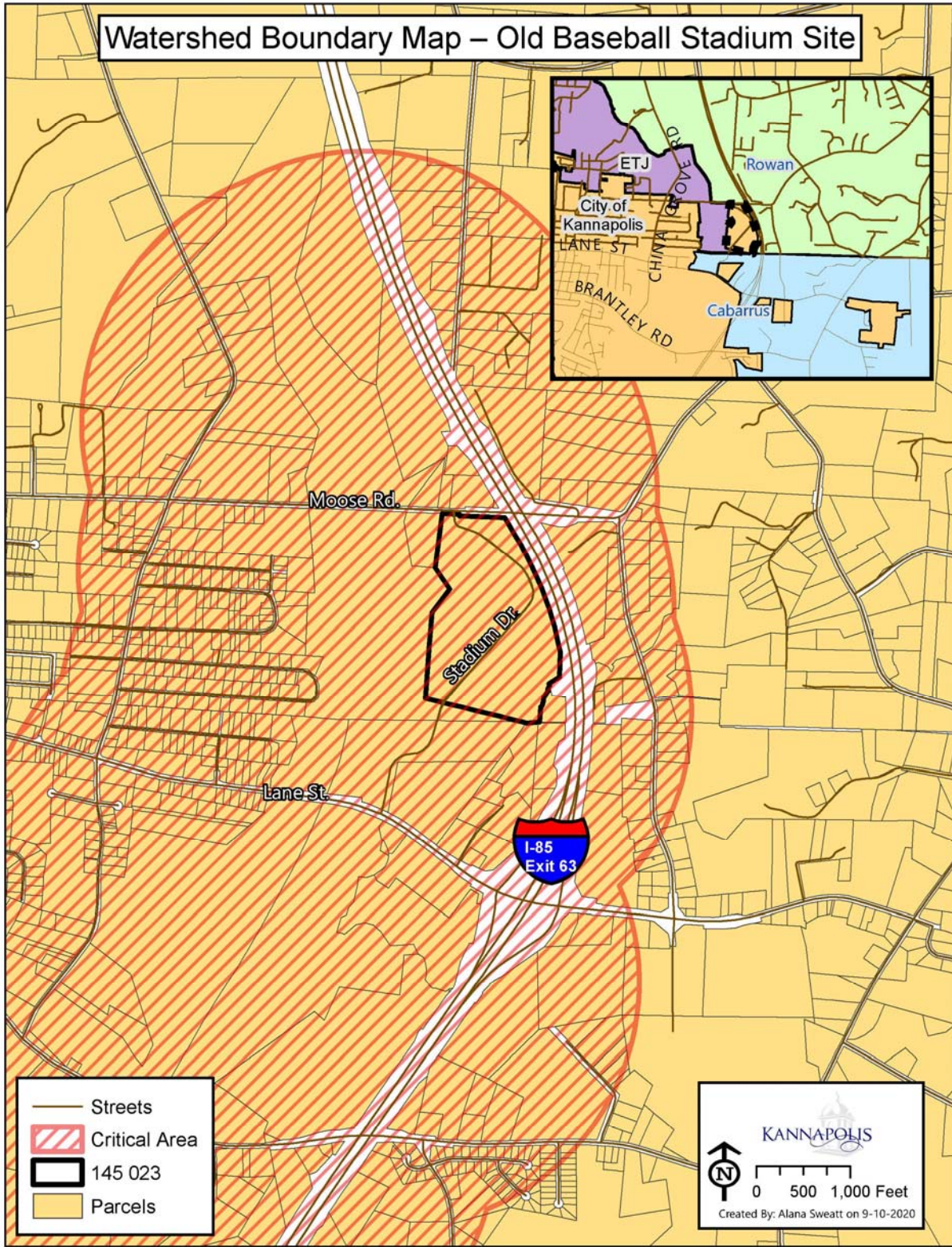
- Alignment of proposed plan with the City's desired development outcomes.
- Qualifications and experience of the development team with the type of development proposed in respondent's plan for the site.
- Compatibility with and benefits of proposed project to the surrounding area.
- Quality and success of prior development projects.
- Demonstrated ability to execute project of similar scale.
- Fiscal impact to the City: proposed purchase price, any contributions for off-site infrastructure, and total proposed investment.

After a review of submitted proposals, clarifications may be requested. Unless requested by City staff, no additional information may be submitted by developers after the proposal deadline.

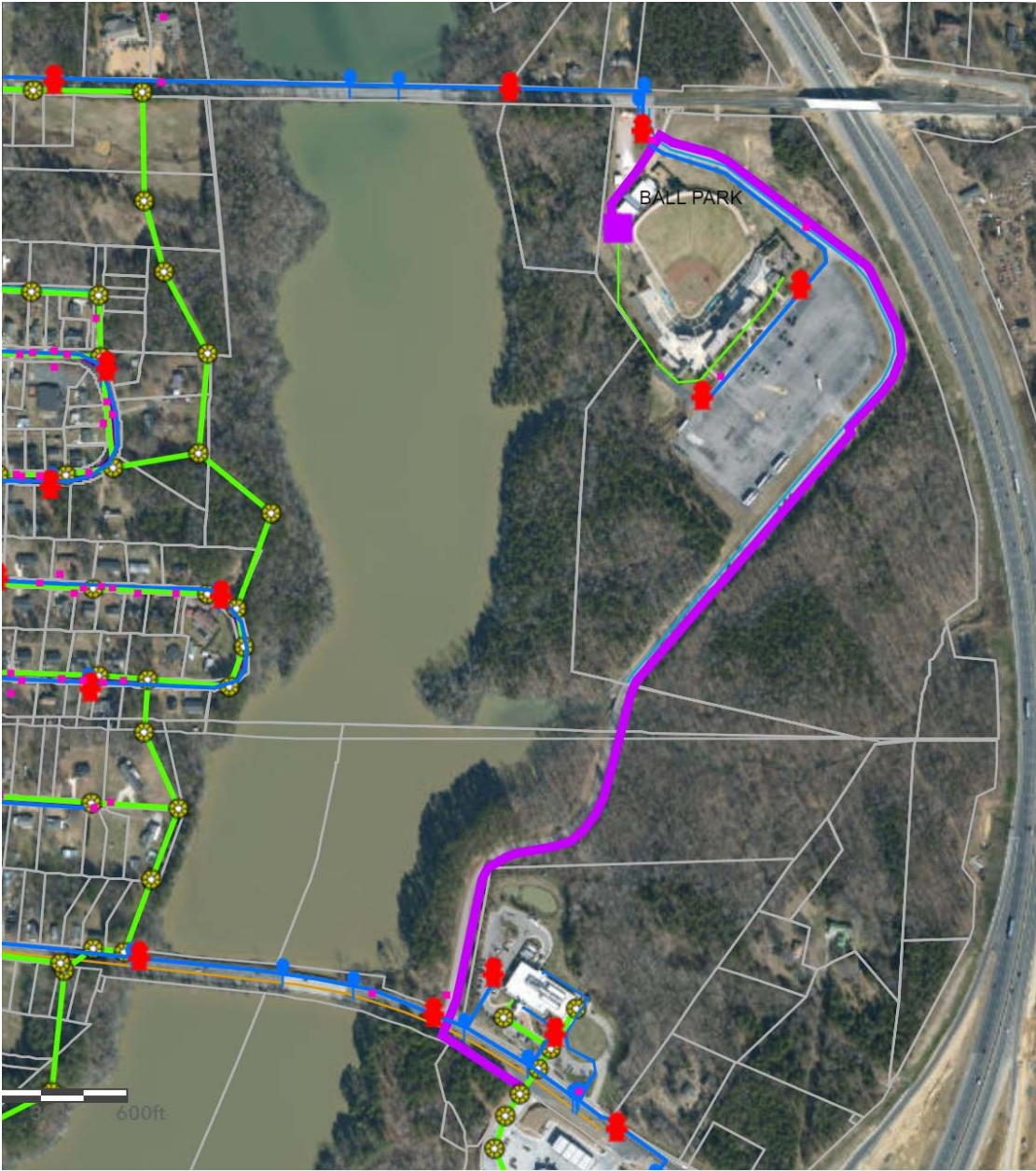
Site Visits

For additional information or to set up a site visit, please contact Irene Sacks at isacks@kannapolisnc.gov or 704-920-4326.

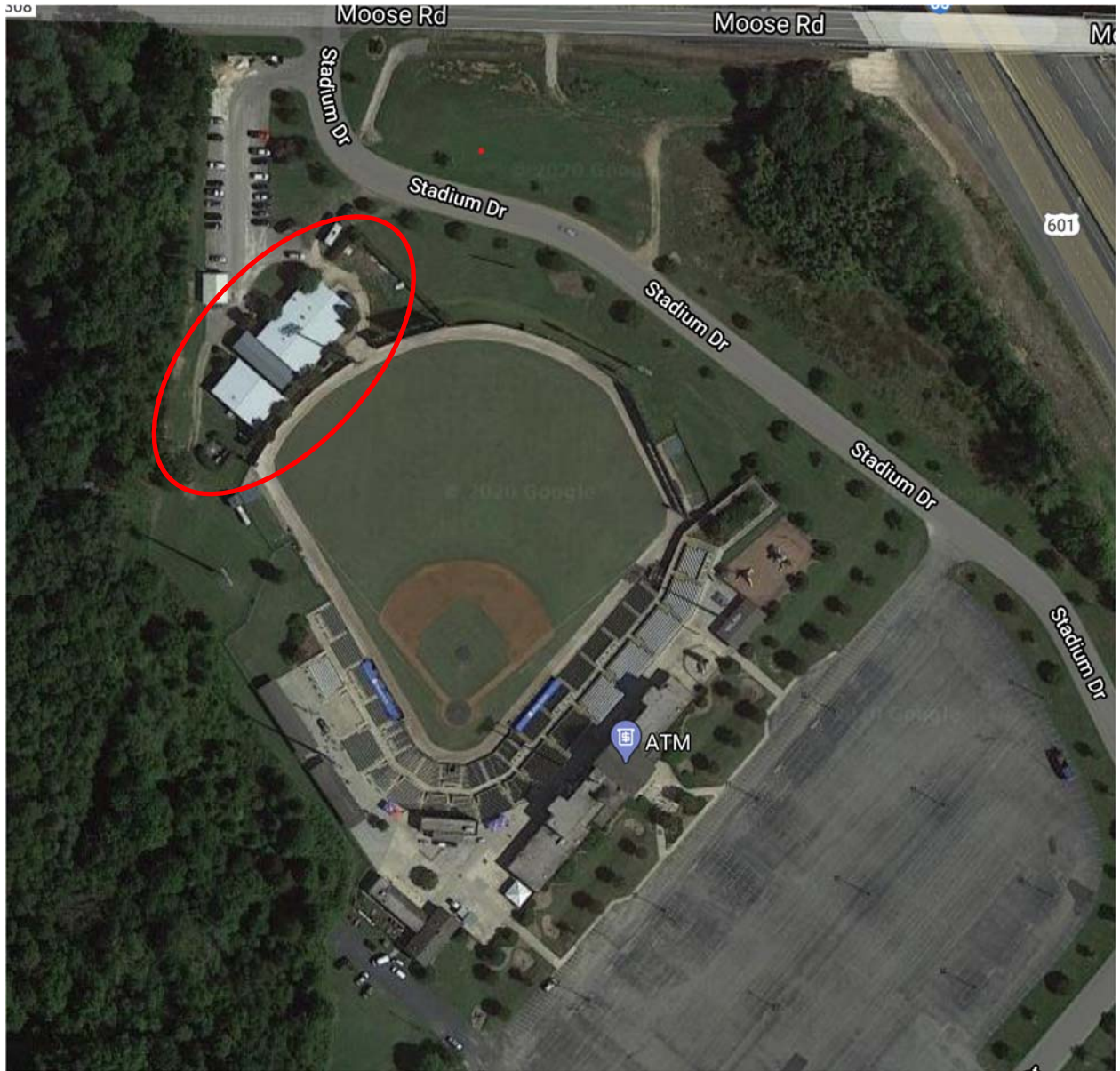
Appendix A: Lake Fisher Critical Watershed Boundary



Appendix B: Water & Sewer Lines Serving Stadium Site



Appendix C: Field House on Stadium Site for Potential Fire Station



Appendix D: Upset Bid Process as permitted by NCGS 160A-269

1. The process starts when a formal offer is received to purchase a tract of City owned real property. Five (5) percent of the offer is provided to the City at the beginning of the process.
2. If City Council agrees to sell the property it will pass a resolution which authorizes the City Manager to begin the process.
3. The City will advertise the original offer and provide for a 10-day window for persons (or entities) to submit a sealed “upset bid” that raises the value of the original offer. The statute requires that the upset bid must be “one that raises the existing offer by not less than ten percent (10%) of the first \$1,000 of the (current) offer and five percent (5%) of the remainder of the (current) offer.” The upset bid(s) are opened by the City Clerk at 5:00 pm on the final day of the 10-day window.
4. If such a valid upset bid is received, the process starts over with another advertisement and sealed bid submittal, and so forth until there is only one bid that stands. In each case, the standing deposit is returned, and a new deposit is received by the City for the new bid. If there are multiple upset bids, the higher one becomes the new bid amount.
5. After all bidding has stopped and the final bid is received, the City Council will pass a resolution recognizing the final bid and authorizing the City Manager and City Attorney to execute the closing documents. A due diligence period to perform soil studies, environmental reviews, etc. may be requested and that will be addressed in the final resolution. Other negotiations regarding deed restrictions or other protections for the City will be addressed at this time as well. Closing on the property will occur within a predetermined amount of time from the notification by the City to the person (or entity) submitting the final bid.
6. The bidding process is not binding to either the City or the bidder. City Council reserves the right to reject all bidders at the end of the process for any reason. The bidder is not bound to the bid until a Development Agreement and/or Purchase and Sale Agreement is executed.