City Council Agenda Item Request
Submit to Clerk's Office
30-60 days before the proposed Council meeting

1. **Date submitted to Clerk's Office:** October 31, 2025

2. **Primary contact person and Department requesting agenda item:**
    a. Interim Chief Jackie Stepp, Asheville Police Department
    b. Jannice Ashley, Deputy City Attorney
    c. Kimmy Hunter, Real Estate Manager

3. **Requested Council meeting date:** January 13, 2026

4. **Subject:** Tanger Outlets, Suite 822, Asheville Police Department West

    Action Requested: Adoption of a resolution to ratify the execution of a lease with TANGER ASHEVILLE LLC at Suite 822, Tanger Outlet "Shopping Center", Asheville, NC, to provide ongoing police operations support of the City of Asheville Police Department in the West Asheville area; and to authorize the City manager to execute up to two 5 year lease renewals with annual rate adjustments not to exceed 3%.

5. **Note if time-sensitive, and why:** Yes, these approvals are necessary for the timely construction of the upfits required to lease the space.

6. **Potential fiscal impact(s) - if known by department staff at the time of request:**
    a. The ten (10) year initial lease is not to exceed $837,399.27.
        i. Anticipated annual lease amounts:
            1. Year 1 - $72,000.00
            2. Year 2 - $74,160.00
            3. Year 3 - $76,384.80
            4. Year 4 - $78,676.34
            5. Year 5 - $81,036.63
            6. Year 6 - $83,467.73
            7. Year 7 - $85,971.76
            8. Year 8 - $88,550.91
            9. Year 9 - $91,207.44
            10. Year 10 - $93,943.66
    b. Funding for the first year of this contract was approved in the FY26 budget and is available in the Police Department's operating budget. Future years will be planned during the annual budget development process.

7. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE):** N/A

8. **Identify all Boards, Commissions, and Council Committees with tentative dates - add in the vote and recommendation from each Board:**

    - City Council - November 18, 2025 - Appeared as item D on the November 18, 2026 agenda but was pulled and referred to the Public Safety Committee for further discussion.

- Public Safety Committee - November 20, 2025 Received a more detailed explanation of the need for the proposed project. The Committee agreed without taking formal action to refer the item back to the full Council for action.

9. Identify key issues:

a. Built in 1953 as a combined Fire Station and Library, the facility at 970 Haywood Road was repurposed as a Police Resource Center in 1999. While APD will continue to maintain a limited police presence at this location, the facility no longer meets modern public safety standards as a primary resource center.

b. The proposed Tanger Resource Center will provide a modern, accessible point of contact for the West Asheville community and address several longstanding challenges associated with the Haywood Road facility, including:

   i. Security Vulnerabilities: The original building design includes large, single-pane windows that extend from desk height to the ceiling, creating safety concerns for staff and visitors.

   ii. Employee Wellness: Officers have consistently expressed that the space does not feel secure, which is inconsistent with the intended purpose of a police resource center.

   iii. Site Constraints: Limited on-site parking requires off-site leasing and presents ongoing vehicle security challenges, including the arson of two marked patrol vehicles.

c. If approved, the Public Facilities Management Division will work with the Police Department to ensure the space provides improved security to support a limited police presence at 970 Haywood Road.

d. The new Tanger Outlet space offers 4,046 sq. ft. of usable, purpose-built, secure space, a significant increase from the 1,800 sq. ft. currently used at 970 Haywood Road. This expanded capacity will enable a consistent, professional staff presence, providing a more secure and suitable location for community engagement and report filing.

e. The favorable lease cost of $6,000 per month for the first year of the ten-year term, increasing by 3% annually thereafter (capped at $7,828.64 in year 10). Two 5-year renewal options are available.

f. Tanger Outlets is donating approximately $1,000,000.00 upfit costs, representing extraordinary savings and allowing the City to secure immediate, high-quality operational space without significant capital outlay.

g. Ratification of the approved lease is required because the City's Contracting Policy requires City Council approval of all contracts/leases that exceed a certain threshold; City Council approval for property acquisition is not required by statute.