THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: January 13, 2026

Subject: Ratify lease execution for a West Asheville Police Office and Resource Center.

Staff Resource(s): Lt. Russ Crisp
Captain Janice Hawkins
Jannice Ashley, Deputy City Attorney
Kimmy Hunter, Real Estate Manager

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 a new resource center location for the Asheville Police Department West Office.

Background:

- 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. It no longer meets modern public safety standards and presents critical risks:
    - Security Vulnerabilities: The original 1953 library design includes large, single-pane windows extending from desk height to the ceiling, creating significant safety concerns for APD staff and community members inside the facility.
    - Employee Wellness: Officers have expressed that the space does not feel secure, which runs counter to our goal of establishing Resource Centers that provide safety, privacy, and support. Leadership at the Police Department prioritizes the health and wellness of our employees, and the current facility does not align with that commitment.
    - Site Constraints: Limited on-site parking requires APD to lease off-site spaces, conditions that contributed to recent vehicle security incidents, including the arson of two marked patrol vehicles.
- If approved, the Public Facilities Management Division will work with the Police Department to ensure the space provides improved security to support the continued operation of the police resource center at 970 Haywood Road.
- 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 allow for a consistent, professional staff presence during business hours, offering a more secure and suitable location for community engagement and report filing.
- The favorable lease cost is $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.
- Tanger Outlets is donating approximately $1,000,000.00 toward the upfit costs, representing extraordinary savings and allowing the City to secure immediate, high-quality operational space without a significant capital outlay.
- 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.

Council Goal(s):

- Well Planned & Livable Community

Committee(s):
- 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, the PSC 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.
- City Council – December 9, 2025: The item appeared on the agenda as Item II.C but was withdrawn to allow for additional discussion and continued community education with surrounding neighborhoods.

Pro(s):
The new Tanger Outlet location will serve as a flexible workspace for officers assigned to the West Asheville area. The center is designed to enhance operational efficiency, support employee wellness, increase officer safety while at the facility, and expand overall police services.

- Patrol response levels in West Asheville will remain unchanged. Officers are deployed by geographic area, not by substation location, and the two officers currently assigned to the Haywood Road area will continue serving that neighborhood.
- Police services will be expanded through the addition of a Resource Center that will be staffed during business hours.
- The Tanger location offers significantly more parking than the current site, improving access and convenience for both staff and visitors.
- This is a full-service lease that includes common-area maintenance and proportionate property taxes for the duration of the lease.

Con(s):
- This is a temporary lease, and the City of Asheville does not own the property. The initial lease agreement for the police offices and resource center is set for a period of ten (10) years.
- This duration is considered short-term, particularly when evaluating the long-term operational needs and community engagement objectives for a police presence and resource center within a high-traffic commercial area.

Fiscal Impact:
- The ten (10) year initial lease is not to exceed $837,339.27.
- Funding for the first year of this contract is available in the Police Department's operating budget. Future years will be planned during the annual budget development process.

Suggested Motion:
- Motion to ratify approval of the lease with TANGER ASHEVILLE LLC at 800 Brevard Road, Suite 822, Tanger Outlets "Shopping Center", for an initial period of ten (10) years with the option to renew for two (2) additional five-year periods.

Attachment(s):
- Resolution
- Map showing the location of the site.

RESOLUTION NO. 26-____

RESOLUTION TO RATIFY THE APPROVAL AND EXECUTION OF A LEASE WITH TANGER ASHEVILLE LLC AT 800 BREVARD ROAD, SUITE 822 TANGER OUTLETS "SHOPPING CENTER", ASHEVILLE, NC

WHEREAS, N. C. Gen. Stat. sec. 160A-19 and N. C. Gen. Stat. sec. 160A-240.1 authorize the City to acquire leases of real property for use by any department of the City; and

WHEREAS, TANGER ASHEVILLE LLC is the owner of 45.56 acres, including real property located at 800 Breavard Road, known as Tanger Outlets “Shopping Center”, identified as PIN# 962687204600000; and

WHEREAS, it has been determined that the current West Asheville Police Resource Center, located at 970 Haywood Road, is undersized and no longer meets modern public safety requirements as a district office and police community resource center. The office would require significant capital improvements; and

WHEREAS, APD has been searching for a new location for the West Asheville Police Resource Center for more than two years; and

WHEREAS, Tanger Outlets, has engaged in a collaborative partnership with the Asheville Police Department over the past year, providing assistance during Hurricane Helene and offering vacant space within their facilities for training and meetings; and Tanger Asheville is interested in continuing support for the Asheville Police Department by funding the renovation costs for the new resource center lease space; and

WHEREAS the City desires to lease the combined floor area of 4,046 square feet of property at Suite 822 Tanger Outlets “Shopping Center”, Asheville, NC, for ongoing police operations and a resource center for the West Asheville Police Department and the surrounding West Asheville area; and

WHEREAS, the lease term is for ten (10) years, with the option to renew for two additional five (5) year periods upon the same terms and conditions as the initial lease term. The agreed upon full service lease rate is $6,000 per month in the first year of the ten year term, or $72,000 in the first year with an escalation of three percent (3%) annually, which has been determined to be at market value;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The approval and execution of the Lease Agreement for property located at 800 Brevard Road, Suite 822, referred to as Tanger Outlets “Shopping Center”, Asheville, NC, for the terms and conditions stated herein is hereby ratified. The total lease expenditure for the initial 10-year term shall not exceed $837,339.27, In addition, the City Manager is hereby authorized to execute any and all documents necessary to give effect to this resolution, subject to approval by the City Attorney, and compliance with applicable North Carolina law.

Read, approved and adopted this 13th day of January, 2026.

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City Clerk Mayor

Approved as to form:

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City Attorney