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News Release

Commissioners Agree to Acquire Property for Human Services Building

April 17, 2012, Monroe, NC – The Union County Board of Commissioners have approved the purchase of approximately 20 acres bordering Commerce Drive and Patton Avenue for a new Human Services building. The cost of the property is \$1.575 million.

The Union County Department of Social Services and the County Health Department currently conduct business at Union Village on Roosevelt Boulevard in Monroe. Several issues at Union Village forced the County to seek a location to construct a new Human Services building. The present building is 42 years old and in need of significant and costly exterior repairs. The total square footage and parking is not large enough to meet future needs and there is no room for expansion. Also, the current property, including the building, is about 11 acres smaller than the projected long-term need.

In early 2010, the County began a needs assessment to determine the size building and acreage needed for a new Human Services facility. Six parcels were identified ranging from 17 to 60 acres and ranging in price from \$1.9 million to more than \$6 million. The completed needs assessment revealed a 10-year need for office space of approximately 180,000 square feet and a 20-year need of approximately 194,000 square feet. The assessment showed that 20 acres was required to accommodate the building, parking and future expansion of both. With the decline of growth in the county, a thorough review of the needs assessment report was conducted by County staff and it was concluded that 125,000 square feet of office space would be adequate for the new building.

After reviewing the six properties, County staff recommended that the property bordering Commerce Drive and Patton Avenue be considered for purchase. The property is the right size, the least expensive of the six properties and it shares a common property line with the County facility that houses Transportation and Nutrition, the County garage, sign shop and surplus property building.

The County's lease at Union Village expires in June of 2015, and according to Union County General Services Director Barry Wyatt, purchasing the property at this time allows the County to construct a new building and have it ready to be occupied before the lease expires in three years.

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