

Resolution #21-0519
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**RESOLUTION AFFIRMING THE CITY COUNCIL'S AUTHORIZATION OF THE
SALE OF CERTAIN CITY-OWNED LAND BY PRIVATE SALE (N.C.G.S. 160A-279)
TO UNITED HEALTH CENTERS**

WHEREAS, on September 16, 2016, the Mayor and City Council approved a resolution authorizing the sale of certain City-owned land by private sale to United Health Centers. The resolution authorized the sale of a combined area of 0.83 acres for \$1 (Parcel Identification Numbers 6836-52-3201, 6836-52-2196, 6836-52-2049, and 6836-52-1112 located at the southwest corner of Liberty Street and 14th Street in the East Ward); and

WHEREAS, the sale was approved according to N.C.G.S. 160A-279 and 160A-514, which set forth the procedures for selling certain City-owned land to non-profit entities carrying out a public purpose and the redevelopment of property in a redevelopment area consistent with the Council-adopted redevelopment plan; and

WHEREAS, as part of the resolution, the City would retain a deed restriction on the land for 30 years to ensure the property is being used to carry out a public purpose. At the end of the 30-year term, the City would release the deed restrictions assuming the terms of the sale agreement have been met; and

WHEREAS, United Health Centers (UHC) presented a proposal to enter into a partnership/redevelopment agreement with the City to acquire and develop the land for a community health care facility; and

WHEREAS, under the proposal, UHC would redevelop the City's land by constructing a 20,000 square foot health care facility with the potential of serving up to 10,000 patients annually with the emphasis of serving economically and medically disenfranchised residents, including homeless individuals and families who otherwise would not have access to health care. In addition,

the facility would provide at least two free community health fairs annually for residents in the community (collectively referred to hereinafter as the “Public Purpose”); and

WHEREAS, UHC recently has received funding commitments from the federal government and State of North Carolina and is looking to move forward with the acquisition of the City’s land; and

WHEREAS, since the approval of the resolution authorizing the private sale to UHC, the Liberty Street Redevelopment Plan has expired (January 1, 2020); thus, part of the authorization for the sale as part of a formal redevelopment effort no longer is relevant; and

WHEREAS, City staff are requesting that the Mayor and City Council affirm the previously authorized sale of the City’s land to UHC for \$1 to carry out a public purpose only under N.C.G.S. 160A-279.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Winston-Salem, upon the recommendation of the Finance Committee, hereby affirm the sale of certain City-owned land identified as Parcel Identification Numbers 6836-52-3201, 6836-52-2196, 6836-52-2049, and 6836-52-1112, as shown on the Forsyth County Tax Maps, under the provision of N.C.G.S. 160A-279 for \$1 to United Health Centers.

BE IT FURTHER RESOLVED that the City shall retain a deed restriction on the property for 30 years to ensure the property is being used to carry out the aforementioned Public Purpose. At the end of the 30-year term, the City will release the deed restriction assuming the terms of the agreement have been met.

BE IT FURTHER RESOLVED that the Mayor and City Council authorize the City Manager to execute the documents required to complete the sale to UHC, with the City Attorney approving the agreement as to form and legality.