

City Council – Action Request Form

Date: September 13, 2021

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Ben Rowe, Assistant City Manager

Council Action Requested:

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 (East Ward)

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: N/A

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

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). 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. 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. A sales agreement has not been executed at this time.

The City originally acquired the land in 2005 as part of the Liberty Street revitalization efforts, and the land was located within the Liberty Street Redevelopment Plan area at the time. The City attempted to market and sell the land several times with little interest in the property.

Committee Action:

Committee	Finance 9/13/2021	Action	Approval
For	Unanimous	Against	

Remarks:

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. UHC is a 501(c)(3) organization and is the only Federally Qualified Health Center in Forsyth County with three locations at Waughtown Street, The Commons, and Marketplace Mall. 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.

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. 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. As a result, 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. The attached resolution affirms the sale under this provision, with the other terms remaining unchanged.