

## Information Item

**Date:** June 13, 2022

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

**From:** Ben Rowe, Assistant City Manager  
Ken Millett, Economic Development Director

**Subject:**

Information on Sale of Certain City-Owned Land by Private Sale (N.C.G.S. 160A-279) to PACE of the Triad (Northeast Ward)

**Strategic Focus Area:** Economic Vitality and Diversity

**Strategic Objective:** No

**Strategic Plan Action Item:** No

**Key Work Item:** No



The City currently owns 13 acres on the north side of the Motor Rd./Old Walkertown Rd. intersection (PIN 6847-17-0802.000) and is in the process of reacquiring the adjacent 18 acres. This will create a combined 31-acre parcel for development. An architect has been retained to develop a conceptual development plan for the combined parcel, and the City plans to issue a Request for Proposals for the sale and development of the property once it is completed.

PACE of the Triad (Program of All-Inclusive Care for the Elderly) is a non-profit health and human services agency that provides community-based services to individuals aged 55 and over who need medical care and support to continue living at home. It currently serves residents in Guilford and Rockingham Counties. Services provided by the health center include physician and nursing services; physical, occupational, and speech therapies; personal care; activities and exercise; nutritional counseling; and social work support. PACE also provides transportation services to and from the center for those in need.

PACE is interested in expanding into Winston-Salem and has made an offer to purchase 5 acres to construct a new Day Health Center. The potential sale is authorized by N.C.G.S. 160A-279, which sets forth the procedures for selling certain City-owned land to non-profit entities carrying out a public purpose. The site will be incorporated into the conceptual development plan of the combined 31-acre parcel. The location of the facility on the attached map is approximate as it may shift in to order to accommodate the development of the entire site.

Due to the timeline benchmarks required of PACE from certifying agencies at the state and federal level, this is currently an information only item while staff work through the details. City staff is currently engaged in negotiations for the sale of the property and plans to bring an action item forward at the Finance Committee meeting in August.