

Resolution #22-0428
2022 Resolution Book, Page 205

**RESOLUTION AUTHORIZING THE SALE OF CERTAIN CITY-OWNED LAND BY
PRIVATE SALE (N.C.G.S. 160A-279) TO PACE OF THE TRIAD**

WHEREAS, the City has reacquired an ~18 acre parcel on the north side of the Motor Rd./Old Walkertown Rd. intersection; and

WHEREAS, when combined with the adjacent property, the City now owns a ~31 acres suitable for commercial development; and

WHEREAS, an architect has been retained to develop a conceptual development plan for the combined acreage; and

WHEREAS, the City plans to issue a Request for Proposals for the sale and development of the property once it is completed; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, PACE is interested in expanding into Winston-Salem and has made an offer to purchase ~5 acres to construct a new Day Health Center; and

WHEREAS, an earnest money deposit of \$10,000 has been made; and

WHEREAS, City staff have been negotiating with PACE and the sales terms and recommends: the sale of the property to PACE at a sales price of \$100,000 for approximately 5 acres (\$20,000 per acre); the City will cooperate with PACE for access to water and sewer; a due

diligence period of 120 days begins as of the effective date of sales agreement; deed restrictions will state if PACE fails to begin construction of the facility within two years after the closing, the property will revert to the City; deed restrictions will state that the property must be used for the public purposes (i.e. community-based health services previously outlined); and if PACE has the property rezoned and fails to purchase the property in accordance with the sales agreement, PACE will be responsible for returning the property to its prior zoning status (if applicable); and

WHEREAS, the 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.

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 authorize the sale of approximately 5 acres on the north side of the Motor Rd./Old Walkertown Rd. intersection to PACE in the amount of \$100,000 million under the provisions of N.C.G.S. 160A-279.

BE IT FURTHER RESOLVED, the site being sold to PACE will be incorporated into the conceptual development plan of the combined ~31-acre parcel.

BE IT FURTHER RESOLVED, the proceeds from the sale will be deposited in the Economic Development Project Fund for future investments in Economic Development Sites/Infrastructure serving the Motor Rd./Old Walkertown Rd. site.