

RESOLUTION APPROVING PRIVATE SALE OF PROPERTY AT 2608 MERRITT DRIVE

WHEREAS, pursuant to NCGS Section 160A-279, the City may convey by private sale to an entity carrying out a public purpose real property provided that the property will be used for a public purpose and that pursuant to NCGS Section 160A-267, City Council must authorize the private sale of the property at a negotiated price by resolution.

WHEREAS, in 1978 the City of Greensboro partnered with the Greensboro United Methodist Housing, Inc., [GUMH] a local housing non-profit organization in the development of Aldersgate I and Aldersgate II, which are adjacent affordable housing apartment complexes located at 2626-2146 Merritt Drive.

WHEREAS, in 1978 the City sold the land for the residential units to GUMH, but retained ownership of the land at 2608 Merritt Drive and constructed a community center at that location.

WHEREAS, the City has leased the community center facility to GUMH continuously for use as a site office and community space.

WHEREAS, GUMH has made \$88,445.24 in capital repairs and improvements during the term of the lease, which were not required by the lease agreement.

WHEREAS, GUMH wishes to combine and refinance the adjacent affordable housing properties and has requested the City to transfer the land and building at 2608 Merritt Drive at its current tax value of \$177,000 in exchange for credit for their \$88,445.24 in capital repairs and improvements and a loan for the \$92,554.76 remainder.

WHEREAS, the loan would be forgiven over a 10 year period subject to the continued use of the property for affordable housing.

WHEREAS, the lender will be the U.S. Department of Housing and Urban Development [HUD] and the City's loan will be subordinate to the HUD financing.

WHEREAS, the sale terms will be advertised for a required 10 day public notice period prior to closing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Council approves the private sale of property located at 2608 Merritt Drive to Greensboro United Methodist Housing, Inc., and authorizes the Mayor and City Clerk to execute the deed and other financing documents.