

CITY OF HIGH POINT

AGENDA ITEM



Title: Property Transfer to Core City CDC

From: Randy E. McCaslin, Deputy City Manager

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date /

Advertised By:

Attachments: Maps
Resolutions

PURPOSE:

To transfer City acquired residential lots to the newly incorporated Core City CDC for construction of new affordable housing.

BACKGROUND:

The City has acquired eight properties located at 505 Arlington Street, 2305 Little Avenue, 2309 Little Avenue, 1608 Boundary Avenue, 909 Howard Place, 723 Bridges Drive, 725 Bridges Drive, and 611 Bridges Drive. As per previous discussions with the City Council, we would like to transfer these properties to the Core City CDC. The CDC will then work with various groups to construct affordable housing on these properties for sale to qualified individuals that meet the required income limits.

BUDGET IMPACT:

These properties were acquired through our blight reduction funds which are annually appropriated. The long-term impact is growth in the City's tax base.

RECOMMENDATION / ACTION REQUESTED:

The City Manager's Office recommends that the City Council adopt Resolutions authorizing the transfer of these properties to the Core City CDC.



CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

EXHIBIT DRAWING FOR
505 ARLINGTON STREET

SCALE - 1"= 150'

DATE: AUGUST 2017

DRAWN: JKF

PROJECT: 2517



CITY OF HIGH POINT NORTH CAROLINA ENGINEERING SERVICES DEPARTMENT		EXHIBIT DRAWING FOR 2305 & 2309 LITTLE AVENUE	
SCALE - 1" = 150'	DATE: AUGUST 2017	DRAWN: JKF	PROJECT: 2517



EXHIBIT DRAWING FOR
**909 HOWARD PLACE, 611 BRIDGES DRIVE
723 BRIDGES DRIVE, AND 725 BRIDGES DRIVE**

CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

SCALE - 1"= 150'

DATE: AUGUST 2017

DRAWN: JKF

PROJECT: 2517

**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land located at 505 Arlington Street in the City of High Point and more particularly described in Deed Book 7920, Page 1208 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC ("CDC") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 505 Arlington Street in the City of High Point, and is more particularly described in Deed Book 7920, Page 1208 of the Guilford County Registry.

2. The consideration of the conveyance is CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a "public" purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the 7th day of August, 2017.

CITY OF HIGH POINT

By

William S. Bencini, Jr., Mayor

Attested to:

Lisa Vierling, City Clerk

**RESOLUTION of the HIGH POINT CITY COUNCIL
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WHEREAS, the City of High Point owns a tract of land located at 611 Bridges Drive in the City of High Point and more particularly described in Deed Book 7960, Page 262 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC ("CDC") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 611 Bridges Drive in the City of High Point, and is more particularly described in Deed Book 7960, Page 262 of the Guilford County Registry.

2. The consideration of the conveyance is CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a "public" purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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WHEREAS, the City of High Point owns a tract of land located at 723 and 725 Bridges Drive in the City of High Point and more particularly described in Deed Book 7957, Page 463 of the Guilford County Registry (“Property”); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC (“CDC”) and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 723 and 725 Bridges Drive in the City of High Point, and is more particularly described in Deed Book 7957, Page 463 of the Guilford County Registry.

2. The consideration of the conveyance is CDC’s agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

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**RESOLUTION of the HIGH POINT CITY COUNCIL
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WHEREAS, the City of High Point owns a tract of land located at 909 Howard Avenue in the City of High Point and more particularly described in Deed Book 7943, Page 2101 of the Guilford County Registry (“Property”); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC (“CDC”) and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 909 Howard Street in the City of High Point, and is more particularly described in Deed Book 7943, Page 2101 of the Guilford County Registry.

2. The consideration of the conveyance is CDC’s agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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**RESOLUTION of the HIGH POINT CITY COUNCIL
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WHEREAS, the City of High Point owns a tract of land located at 1608 Boundary Avenue in the City of High Point and more particularly described in Deed Book 7943, Page 2106 of the Guilford County Registry (“Property”); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC (“CDC”) and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 1608 Boundary Street in the City of High Point, and is more particularly described in Deed Book 7943, Page 2106 of the Guilford County Registry.

2. The consideration of the conveyance is CDC’s agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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WHEREAS, the City of High Point owns a tract of land located at 2305 Little Street in the City of High Point and more particularly described in Deed Book 7912, Page 2845 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC ("CDC") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 2305 Little Street in the City of High Point, and is more particularly described in Deed Book 7912, Page 2845 of the Guilford County Registry.

2. The consideration of the conveyance is CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a "public" purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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WHEREAS, the City of High Point owns a tract of land located at 2309 Little Street in the City of High Point and more particularly described in Deed Book 7920, Page 215 of the Guilford County Registry ("Property"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has negotiated with Core City CDC ("CDC") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 2309 Little Street in the City of High Point, and is more particularly described in Deed Book 7920, Page 215 of the Guilford County Registry.

2. The consideration of the conveyance is CDC's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing. If for any reason the property ceases to be used for a "public" purpose, the property shall revert back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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