City of Asheville Staff Report

City Council Meeting Date: July 28, 2026

Staff Resources: Jade Dundas, Assistant City Manager

Action Requested: Adoption of a resolution authorizing the conveyance of a portion of City-owned property on Hunt Hill Place to a non-profit organization known as KL Training Solutions for the installation of a module school building.

Background:

- The City of Asheville owns real estate located at 55 Hunt Hill Place that is currently occupied by the Asheville Parks and Recreation Asset Management Division and leased to the Asheville Tourists..
- KL Training Solutions has submitted a proposal to utilize a portion (approximately 3,246 square feet) of the property at 55 Hunt Hill Place to operate the My Daddy Taught Me That, My Sistah Taught Me That and My Daddy Taught Me That Jr. youth development programs. The new programs will be housed in a modular school unit that is being placed on this site.
- The City conveyed the adjacent property, 3 Hunt Hill Pl, to KL Training in April 2023 for the purpose of youth training and education programs and the program is expanding.
- The City is familiar with the success of My Daddy Taught Me That and its affiliated programs through its award of CDBG and Strategic Partnership Funds in support of these programs over the past several years.
- Program success includes, but is not limited to, providing advocacy, education and mentoring services to over 160 youth per week in a program designed to provide consistency for program participants over a ten year time frame preparing them for college and careers.
- KL Training Solutions is requesting the conveyance of a portion of the property for $1 for this use.
- These programs provide youth with college readiness, mentorship, career training, and enrichment opportunities that are focused on the needs and opportunities that are most relevant to youth of low to moderate income.
- With the acquisition of this property, My Daddy Taught Me That will be able to continue and expand its programming to address the educational needs for low and moderate income youth, prevent youth violence through mentoring, provide job training opportunities, and expose youth to life-changing events.
- Due to the closure of another youth-serving program 125 youth were without options for after-school programming, summer camps, and other needed services. My Daddy Taught Me That was able to open their doors to 67 of these students using their existing facility. Through the generous donation of a modular school unit, the program will be able to expand to include more of these students that need these critical programs and engagement opportunities.
- This site will host educational and mentoring programming, academic enrichment, community events, and have job training and business preparedness workshops.
- The conveyance of a portion of the Hunt Hill property for this purpose will provide community development services and efficiently provide a public service to a segment of the community most in need of it.The deed given by the City will include deed restrictions that the property may only be used for the public use of provision of community development programs and activities by this non-profit.
- This shall limit the use of the property to the following: Programs concerned with employment, economic development, crime prevention, child care, health, drug abuse, education, and welfare needs of persons of low and moderate income.

- The City will modify the existing shared access easement on its adjacent property with KL Training Solutions to allow access to the rear of the property.
- This easement will be a non-exclusive access easement at the rear of the property located at the existing gated entrance, reducing the existing 4,200 square foot easement to 2,455 square feet.

Vendor Outreach: N/A

Council Vision 2036 Focus Area(s):

- Connected and Engaged Community
- A Diverse Community

Council Priority Recovery Area(s):

- People
- Economic Recovery

Committee(s):

- Policy Finance and Infrastructure July 28, 2026

Fiscal Impact: The City will be compensated $1.00 for the conveyance of this property.

Suggested Motion:

- Motion to adopt a resolution authorizing the conveyance of a portion of City-owned property on Hunt Hill Place to a non-profit organization known as KL Training Solutions for the installation of a module school building.

Attachment(s):

- Resolution
- Map
- Proposal - 2023
- Proposal - 2026

City of Asheville Resolution Number 26-_____

Resolution authorizing the City Manager to convey a portion of City-owned real property located at 55 Hunt Hill Place to KL Training Solutions the Installation of a Module School Building

WHEREAS, N.C. Gen. Stat. Sec. 160A-279 authorizes the City to convey by private sale an interest the City has in real property to an entity carrying out a public purpose; and

WHEREAS, N.C. Gen. Stat. Sec. 160A-267, requires City Council, when proposing to dispose of an interest in real property by private sale, to adopt a resolution or order authorizing the disposal at a regular council meeting; and

WHEREAS, N.C. Gen. Stat. Sec. 160D-1311 authorizes the City to engage in and to appropriate and expend funds for community development programs and activities; and

WHEREAS, the City owns approximately 3.28 acres of real property located on at 55 Hunt Hill Place, more particularly identified on the Buncombe County tax map as a portion of PIN No. 9648-57-5738-00000; and

WHEREAS, the City conveyed the adjacent property, 3 Hunt Hill Pl, to KL Training in April 2023 for the purpose of youth training and education programs-My Daddy Taught Me That; and

WHEREAS, KL Training Solutions, a North Carolina Non-Profit Corporation, has requested the City to convey a 3,246 square feet portion of the property located at 55 Hunt Hill Place for $1.00 for the purposes of providing a mobile classroom space and expanding operations of its low and moderate income youth programs - My Daddy Taught Me That, My Sistah Taught Me That and My Daddy Taught Me That Jr.; and

WHEREAS, as part of this conveyance, the City shall modify the existing non-exclusive access easement with KL Training Solutions to measure 2,455 square feet at the existing gated entrance;

Now. therefore, be it resolved by the City Council of the City of Asheville that:

(1) The City Manager of the City of Asheville is hereby authorized to execute documents and convey to KL Training Solutions by private sale the City's interest in a portion (approximately 3,246 square feet) of the real property located on 55 Hunt Hill Place, upon the approval of the City Attorney;

(2) The consideration for the conveyance is the following set of conditions, covenants and restrictions, which shall be incorporated in the deed given by the City to KL Training Solutions to assure the property will put to a public use by the recipient non-profit entity: The use of this property shall be limited to community development programs and activities concerned with employment, economic development, crime prevention, child care, health, drug abuse, education, and welfare needs of persons of low and moderate income;

(3) The City Clerk is hereby authorized to publish a notice summarizing the contents of this resolution once after its adoption in a newspaper of general circulation within the City, and no sale shall be consummated hereunder until 10 days after publication of such notice.

Read, approved and adopted this 28th day of July, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk