Council Meeting Date: April 25, 2023

Subject: Conveyance of City-owned Property at Hunt Hill Place

Staff Resource(s): Nikki Reid, Community and Economic Development Director
Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the conveyance of City-owned property on Hunt Hill Place to a non-profit organization known as KL Training Solutions for community development purposes.

Background:

- The City of Asheville owns real estate at 3 Hunt Hill Place that was previously occupied by the Asheville Parks and Recreation Asset Management Division. The property is now vacant.
- KL Training Solutions has submitted a proposal to utilize the property 3 Hunt Hill Place to house the My Daddy Taught Me That, My Sistah Taught Me That and My Daddy Taught Me That Jr. youth development programs.
- 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.
- KL Training Solutions is requesting the conveyance of the property for $1 for this use.
- These programs provide youth with college readiness, mentorship, career training, and enrichment opportunities and are focused on the needs and opportunities that are most relevant to youth of low to moderate income.
- With the acquisition of this building, My Daddy Taught Me That will be able to continue and expand its programming to address the opportunity gap for low and moderate income youth, prevent youth violence through mentoring, provide job training opportunities, and expose youth to life-changing events.
- This site will host educational and mentoring programming, academic enrichment, community events, and have job training and business preparedness workshops.
- The conveyance of the Hunt Hill property for this purpose will provide community development services and support the City's vision of reducing the educational achievement gap as well as the United for Youth goal that by 2035, all Asheville City and Buncombe County students graduate from high school ready and fully prepared to pursue their goals and dreams.
- 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 grant a shared access easement on its adjacent property to allow access to the rear of the property.
- This easement will be a non-exclusive access easement measuring approximately 4,200 square feet at the rear of the property located at the existing gated entrance.

Council Goal(s):

- Connected and Engaged Community
- A Diverse Community

Committee(s):

- The Housing and Community Development Committee reviewed this item at their meeting on April 18, 2023 and unanimously (3-0) recommended it move to City Council.

Pro(s):

- Property will be used to benefit the community through low and moderate income youth oriented programming.
- Repurposes a former maintenance facility into a community use.

Con(s):

- None

Fiscal Impact:

- The City will be compensated $1.00 for the conveyance of this property.

Suggested Motion:

- Motion to approve a resolution authorizing the conveyance of City-owned property on Hunt Hill Place to a non-profit organization known as KL Training Solutions for the public purpose of community development programs for low and moderate income youth.

Attachment(s)

- Resolution
- Map
- Proposal
- Memo on Process

RESOLUTION NO. 23-____

RESOLUTION AUTHORIZING THE CITY MANAGER TO CONVEY CITY-OWNED REAL PROPERTY LOCATED AT 3 HUNT HILL PLACE TO KL TRAINING SOLUTIONS FOR COMMUNITY DEVELOPMENT PURPOSES

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 0.50 acres of real property located on at 3 Hunt Hill Place, more particularly identified on the Buncombe County tax map as PIN No. 9648-47-9855-00000 and a portion of PIN No. 9648-57-1816-00000, which contains a 6,815 +/- SF, building built in 1975, which previously was occupied by the Asheville Parks and Recreation Asset Management Division, but is now vacant; and

WHEREAS, KL Training Solutions, a North Carolina Non-Profit Corporation, has requested the City to convey this property at $1.00 for the purposes of operating My Daddy Taught Me That, My Sistah Taught Me That and My Daddy Taught Me That Jr. low and moderate income youth development programs; and

WHEREAS, as part of this conveyance, the City shall grant a non-exclusive access easement to KL Training Solutions measuring approximately 4,200 square feet at the rear of the property located 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 the real property located on 3 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 25th day of April, 2023.

City Clerk

Mayor

Approved as to form:

City Attorney