

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: JUNE 22, 2015 AGENDA ITEM NUMBER: 16

SUBJECT: RESOLUTION AUTHORIZING EXECUTION OF A GROUND LEASE AGREEMENT BETWEEN FORSYTH COUNTY AND CENTERPOINT HUMAN SERVICES FOR COUNTY OWNED PROPERTY LOCATED AT 650 HIGHLAND AVENUE, WINSTON-SALEM, N.C.
(GENERAL SERVICES DEPARTMENT)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

CenterPoint Human Services proposes to enter into a forty-year Ground Lease with Forsyth County for land located at 650 Highland Avenue (former FIS Building) beginning on July 1, 2015. The lease agreement will expire on June 30, 2055. The total payment to be made to the County for lease of the property will be \$1.00 per year.

ATTACHMENTS: YES NO

SIGNATURE:

J. Audrey Watts, Jr. CMH
COUNTY MANAGER

DATE: June 18, 2015

**RESOLUTION AUTHORIZING EXECUTION OF A GROUND LEASE
AGREEMENT BETWEEN FORSYTH COUNTY AND CENTERPOINT HUMAN
SERVICES FOR COUNTY OWNED PROPERTY LOCATED AT
650 HIGHLAND AVENUE, WINSTON-SALEM, N.C.
(GENERAL SERVICES DEPARTMENT)**

WHEREAS, Forsyth County owns property located at 650 Highland Avenue, Winston-Salem, N.C., more specifically identified as the Forsyth Industrial Systems (FIS) Building on 3.49 acres, on which the County proposes to enter a ground lease with CenterPoint Human Services for a period of forty years beginning July 1, 2015 and expiring on June 30, 2055 at a rate of \$1.00 per year for the purpose of providing mental health treatment and administrative programs to the citizens of Forsyth County; and

WHEREAS, on February 9, 2015, the Forsyth County Board of Commissioners adopted a Resolution Authorizing Execution of a three-year Lease Agreement Between Forsyth County and Monarch, a non-profit corporation, for lease of County Owned Property Located at 650 Highland Avenue, Winston-Salem, N.C., however, since that action was taken an agreement was reached between Forsyth County, Monarch, and CenterPoint that the property should be the subject of a Ground Lease between Forsyth County and CenterPoint and that Monarch would lease other County owned space in the Behavioral Health Complex, therefore, eliminating the necessity for a lease between Forsyth County and Monarch of the FIS Building as authorized in the February 9th Resolution; and

WHEREAS, the County does not have a need for the property located at 650 Highland Avenue for County purposes during the term of the proposed ground lease to CenterPoint Human Services and County staff recommends that the Forsyth County Board of Commissioners authorize execution of the said lease; and

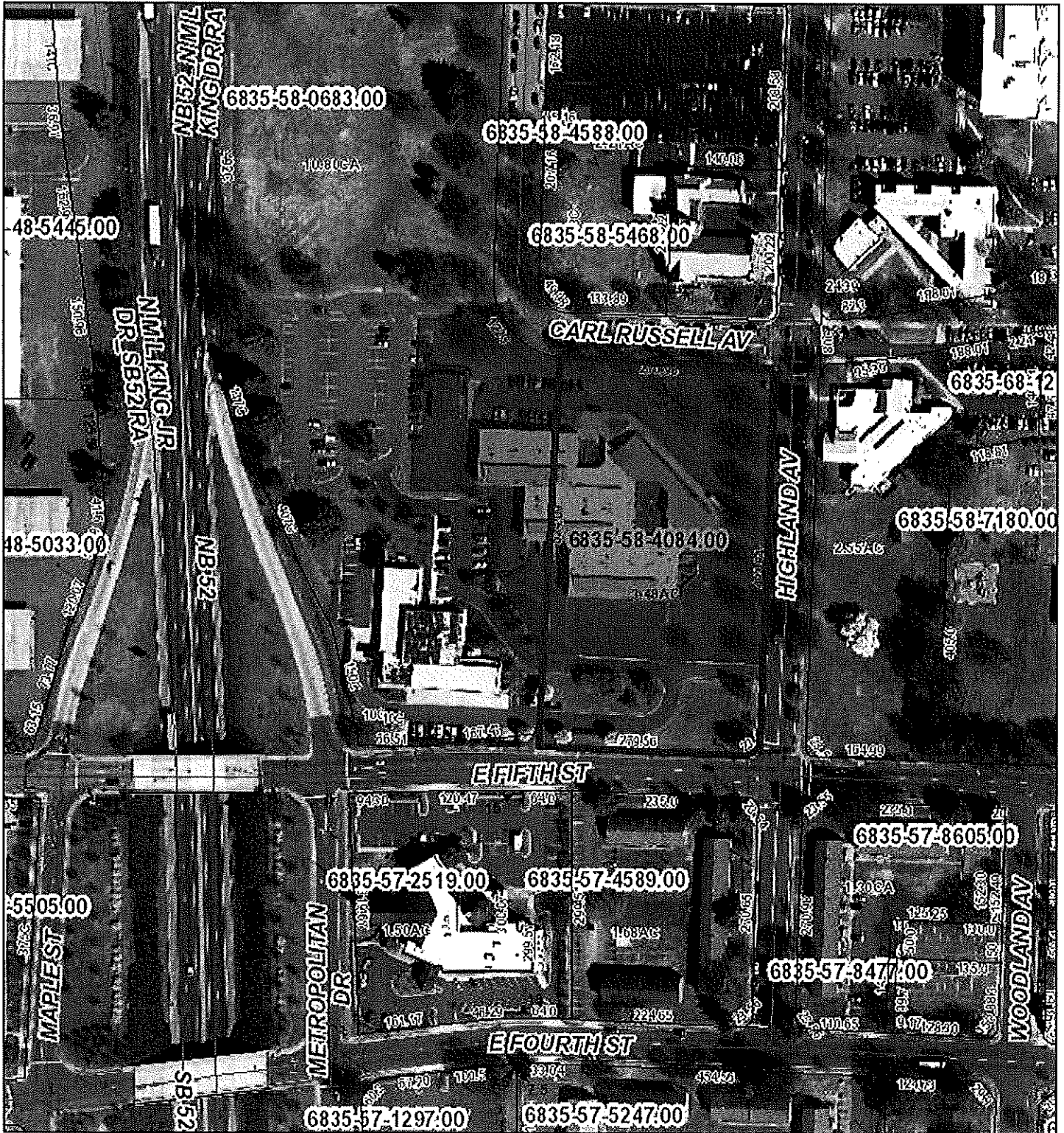
WHEREAS, pursuant to the provisions of N.C.G.S. 160A-274, Forsyth County is authorized to lease any interest in real property to another governmental unit, which includes any authority such as CenterPoint Human Services, upon such terms and conditions as it deems wise.

NOW, THEREFORE, BE IT RESOLVED that the Forsyth County Board of Commissioners hereby determines that the above-described property which is the subject of the proposed lease agreement between Forsyth County and CenterPoint Human Services will not be needed for County purposes during the term of the proposed forty-year ground lease.

BE IT FURTHER RESOLVED that the Chairman or County Manager and the Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, a forty-year Ground Lease Agreement of the property located at 650 Highland Avenue, Winston-Salem, N.C., further identified as the Forsyth Industrial Systems Building on 3.49 acres, at a rate of \$1.00 per year, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

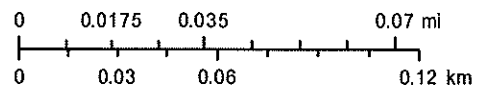
Adopted this the 22nd day of June 2015.

FIS Ground Lease Exhibit



May 20, 2015

1:2,256



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapnyIndia, © OpenStreetMap contributors, and the GIS User Community