



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2023-142

Agenda Item# J. 5.

Agenda Date: 2/21/2023. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2023 - 142 Resolution Approving the Acquisition of 1417 Glenwood Ave from Christ United Methodist Church for \$30,000 and Accepting Donation of Four Buildable Lots

Council Priority: Place an 'x' in the box.

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 1

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Michelle Kennedy, Ext 2509

Contact 2 and Phone: Cynthia Blue, Ext 7376

PURPOSE:

City Council consideration is requested to approve an offer to acquire 1417 Glenwood Avenue from Christ United Methodist Church for a purchase price of \$30,000 and 4 buildable lots to be donated to Habitat for Humanity of Greater Greensboro. The former church building on the site will be repurposed to serve as a neighborhood hub for providing needed community programs, services, and resources.

BACKGROUND:

The City is creating hubs for neighborhood-based services in partnership with City departments, non-profits and community organizations within designated City facilities across the community.

Christ United Methodist Church has approached the City with an offer to acquire the property formerly known as the Glenwood United Methodist Church at 1417 Glenwood Ave (Lots 8533, 8534 and 8538 consisting of approximately 1.98 acres with approximate current tax value of

\$1,415,200) in exchange for \$30,000 and a commitment to provide 4 available buildable City lots to be donated to Habitat for Humanity of Greater Greensboro, Inc.

Christ United Methodist Church has a history of serving the community and would like to continue that service through the production of affordable homes as part of this transaction. Habitat for Humanity of Greater Greensboro, Inc., would be required to sell the homes as affordable housing to buyers under 80% of area median income.

The City currently has 4 single family lots available at:
400 E. Whittington St (Lot 3225) – tax value \$15,000
402 E. Whittington St (Lot 3226) – tax value \$22,500
1109 Bellevue St (Lot 3282) – tax value \$15,000
907 Caldwell St (Lot 3065) – tax value \$15,000

Per N.C.G.S. 160A-279 and 160-267 for transfer of municipal property, the City will publish a summary notice of the contents of the resolution after the Council meeting and wait 10 days before transfer of lots to Habitat for Humanity of Greater Greensboro, Inc.

The facility will serve as a pilot location for developing an innovative hub for providing government and community partner services and resources directly within the community as the facility is adapted to an office and public space use.

BUDGET IMPACT:

Acquisition of the property will be from Nussbaum Affordable Housing Partnership funds. Additional funds will be appropriated for rehabilitation when those costs have been developed.

ACCOUNT NUMBER:

\$30,000 - 211-212121002.6011 Asset Management

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the acquisition of 1417 Glenwood Ave (Lots 8533, 8534 and 8538 consisting of approximately 1.98 acres) from Christ United Methodist Church and authorize the City Manager to enter into the purchase contract for \$30,000 and subsequent transfer of 4 available buildable lots to Habitat for Humanity of Greater Greensboro, Inc.