



City of Greensboro

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

Agenda Report

File Number: 2025-257

Agenda Item# G.7.

Agenda Date: 4/15/2025. **Department:** Workforce Development
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025 - 257 Resolution Authorizing Commercial Lease Agreement with American Capital Properties, LLC for the Henderson Building at 2301 W. Meadowview Road

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

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input checked="" type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: ALL

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Dr. Danielle Harrison, Ext. 3008

Contact 2 and Phone: Murray Miller, Ext. 3036

PURPOSE:

The purpose of this resolution is to approve a lease agreement with American Capital Properties, LLC for office space located at 2301 W. Meadowview Road, Greensboro, NC 27407 in the amount of \$503,112.00 annually for a period of ten (10) years.

BACKGROUND:

GuilfordWorks Workforce Development Board operates the NCWorks Career Center located at 2301 W. Meadowview Road, Greensboro, NC 27407. Through the NCWorks Career Centers, we bring together a variety of services designed to help Guilford County residents find employment and gain access to education and training. The Career Center serves adult career seekers with services such as Career Assessment & Counseling, Resume & Interview Preparation, Career Development Workshops, Job Search and Life-Skills Classes, On-the-Job Training Opportunities (paid), Career Fairs & Hiring Events, and Supportive Services.

WDB Initially entered into a lease with SN Properties Funding V-Henderson, LLC on December 1, 2015. The ownership changed from SN Properties Funding V-Henderson, LLC to American Capital Properties, LLC. in February 2021.

For Additional lease agreement Information Click [HERE](#)

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

BUDGET IMPACT:

The lease contract will be \$41,926.00 monthly, which equates to an annual amount of \$503,112.00

ACCOUNT NUMBER:

216-02-0298809-5255

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached resolution to support Workforce Development programs by authorizing the lease renewal.