

RESOLUTION AUTHORIZING COMMERCIAL LEASE AGREEMENT FOR THE  
HENDERSON BUILDING LOCATED AT 2301 W. MEADOWVIEW ROAD IN AN  
AMOUNT OF \$503,112.00 ANNUALLY FOR A PERIOD OF 10 YEARS

WHEREAS, the Workforce Development Department serves as the administrative entity for the GuilfordWorks Workforce Development Board (WDB) to provide services under the Workforce Innovation Opportunity Act (WIOA);

WHEREAS, the GuilfordWorks Workforce Development Board (WDB) has statutory responsibility for oversight of publicly funded workforce delivery systems for all locations in Guilford County us the Workforce Innovation Opportunity Act (WIOA);

WHEREAS, there are currently two (2) workforce service locations in Greensboro funded by US Department of Labor administered by the City, including two NCWorks Career Centers (both of which currently house the state employment service), and that Sections 121 and 303 of the new Workforce Innovation and Opportunity Act (WIOA) require that state employment service offices be co-located with workforce career centers;

WHEREAS, the property owner, American Capital Properties, LLC, has agreed to continue to perform regular and emergency maintenance of the building to meet WDB specifications for a career center and office spaces;

WHEREAS, the term of the lease for 2301 Meadowview Road will commence on July 1, 2025 and shall end at 11:59 p.m. on June 30, 2035;

WHEREAS, it is estimated that funding for the lease renewal cost is budgeted in the FY 2025-26 Workforce Innovation and Opportunity Act fund accounts and that no General Revenue funds are requested; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Manager is authorized to negotiate and execute a lease agreement with American Capital Properties, LLC. for office space at 2301 W. Meadowview Road, Greensboro, NC in the amount of \$503,112.00 annually for a period of ten (10) years.