

RESOLUTION # _____

RESOLUTION OF INTENT TO ENTER INTO A LEASE WITH OPTION TO PURCHASE
WITH ELIADA HOMES, INC.

- WHEREAS, the County of Buncombe has heretofore acquired title to a parcel of real property located at 32 Compton Drive in Asheville and described in the tax records of Buncombe County as PIN: 9629-41-6876;
- WHEREAS, the property had previously been used as a child care center and is no longer in use;
- WHEREAS, the property is located adjacent to the campus of Eliada Homes, Inc. (Eliada), a North Carolina non-profit corporation serving the children and families of Western North Carolina through the provision of early childhood education programs, including Pre-K;
- WHEREAS, early learning programs have a clear impact on the economic vitality and safety of our community. Ensuring that children have access to high quality and affordable early childhood programs can help children prepare for school and succeed in later life while strengthening parents' workforce access, advance their career, and increase their earning potential;
- WHEREAS, access to child care and pre-k is limited based on availability and affordability. At-risk families face additional barriers such as low income, educational attainment, complex behavioral and health care needs, individual/family/community trauma, and fragmented support systems;
- WHEREAS, the County is interested in expanding child care and pre-k opportunities in the community, and Eliada possesses the requisite experience and capability to bring the building located on the property up to current standards and operate the facility as an early learning center in keeping with its mission of helping children succeed by providing an optimal learning environment that empowers children and their families to succeed;
- WHEREAS, Eliada currently serves 152 children in child care, developmental day and NC PreK programming;
- WHEREAS, Eliada has agreed to use this facility to provide child care and pre-k services to an additional 60 children, including 18 infant and toddlers, 14 2-year olds, and 28 pre-k children. Priority consideration will be given to children with disabilities and exceptional special needs, including those from low-income households and those facing other barriers to care such as neonatal abstinence syndrome;
- WHEREAS, the County does not need this property and declares the same to be surplus;
- WHEREAS, in accordance with NCGS §160A-272, a county is authorized to lease property for such terms and upon such conditions as it may determine and if such lease might extend for terms of more than 10 years then such lease shall be treated as a sale of property;
- WHEREAS, a county is further authorized to convey property to entities carrying out a public

purpose by private sale upon such terms and conditions it deems appropriate in accordance with NCGS §160A-279 and §160A-267; and

WHEREAS, this Board hereby declares its intent to enter into a Lease and Option to Purchase with Eliada for a term of ten (10) years less one day at a rate of \$1.00 per year with an option for Eliada to purchase the property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That it is the intent of the Board of Commissioners to enter into a Lease and Option to Purchase with Eliada.
2. That by and with the consent of County Legal Services, County staff is hereby instructed to proceed with this transaction in accordance with this resolution and NCGS §160A-272, §160A-279 and §160A-267, and all acts and doings of officers, employees and agents of the County, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.
3. That the Chairman and County Manager, or either of them, are hereby authorized to execute such documents as may be required to effect the purposes and intents of this resolution.
4. That this resolution shall become effective upon its adoption.

This the 4th day of April, 2017.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Kathy Hughes, Clerk

By: _____
Brownie Newman, Chairman

APPROVED AS TO FORM

County Attorney