

**RESOLUTION AUTHORIZING THE CONVEYANCE  
OF REAL PROPERTY TO A-PLUS REALTY, INC.**

---

**WHEREAS**, the City of Charlotte (“City”) owns certain tracts or parcels of real property known as 10738 Starwood Avenue and Starwood Avenue, having Tax Parcel Numbers 105-271-74, which contains approximately 0.45 acre (Tract 1), and 105-271-75, which contains approximately 0.15 acre (Tract 3). The parcels contain approximately 0.60 acre, combined, and are hereinafter referred to as the “Property”; and

**WHEREAS**, the Planning Commission reviewed the property for surplus sale in March 2017, and supported the sale of the vacant lot(s), and the Property is not currently being used for any City purpose; and

**WHEREAS**, an appraisal dated January 17, 2020, determined its current fair market value to be \$26,000.00; and

**WHEREAS**, A-Plus Realty Inc., proposed to purchase the Property to construct two (2) single family residential homes, and through the House Charlotte Program for affordable housing purposes with ten (10) percent of the unit targeting households earning at or below 80 percent of the area median income with a long-term (15-year) affordability deed restriction; and

**WHEREAS**, A-Plus Realty Inc. agrees that the Affordable Unit shall be developed within three (3) years of the date of the Deed conveying the Property; and

**WHEREAS**, City of Charlotte Charter §8.22 authorizes the City to convey real property by private sale when it determines that the sale will advance or further any Council adopted urban revitalization or land use plan or policy; and

**WHEREAS**, the City Council of the City of Charlotte has determined that the sale of the Property to A-Plus Realty Inc. will advance the City’s 2016 Council-adopted goal to create affordable housing units, and is also consistent with the Council-adopted 2018 “Housing Charlotte Framework” policy; and

**WHEREAS**, notice of the proposed transaction was advertised at least ten days prior to the adoption of this Resolution.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council for the City of Charlotte, pursuant to §8.22(d) of the City of Charlotte Charter, that it hereby authorizes the sale of the above referenced Property as follows:

The City will convey fee simple title to A-Plus Realty Inc. for the consideration of \$20,000.00. The City Manager, or his designee, is authorized to execute all documents necessary to complete the sale of the Property to A-Plus Realty Inc., in accordance with the terms and conditions as advertised.

THIS THE TENTH DAY OF AUGUST 2020.