

**MECKLENBURG COUNTY BOARD OF COMMISSIONERS
RESOLUTION
DECLARING INTENT TO EXTEND A LEASE ON A PORTION OF TAX PARCEL 013-041-01 ALONG NECK ROAD IN THE EXTRA-TERRITORIAL JURISDICTION OF HUNTERSVILLE IN EXCHANGE FOR AN ACCESS EASEMENT ON TAX PARCEL 013-181-04 ALSO ALONG NECK ROAD IN THE EXTRA-TERRITORIAL JURISDICTION OF HUNTERSVILLE**

WHEREAS, the County owns Tax Parcel 013-041-01 along Neck Road in the Extra-territorial jurisdiction of Huntersville (hereinafter referred to as the “County Parcel”) which is a portion of the County’s Cowan’s Ford Wildlife Refuge; and

WHEREAS, the County is also owner of the Rural Hill Nature Preserve located along either side of Neck Road in the ETJ of Huntersville; and

WHEREAS, the County needs to secure a long-term accessible route to and from this portion of the nature preserve to implement activities associated with restoring and maintaining the nature preserve and has determined that the most feasible and desirable route to and from the property is across Tax Parcel 013-181-04 which is owned by Robert L. Parks, Richard A. Parks, and Ralph L. Parks (collectively “Parks”); and

WHEREAS, the Parks desire to lease +/- 2.25 acres of the County parcel to graze and mow from time to time; and

WHEREAS, the Mecklenburg County Board of Commissioners approved a lease for five (5) years in exchange for an access easement in March 2019; and

WHEREAS, the County and the Parks have agreed to extend a five (5) year access easement across the Parks property in favor of the County in exchange for a five (5) year lease of the County Parcel in favor of the Parks; and

WHEREAS, the Mecklenburg County Park and Recreation and Asset and Facility Management Departments have determined that in its opinions the County will receive full and fair consideration for the property interests to be exchanged; and

WHEREAS, pursuant to G.S. 160A-271, the Board of County Commissioners is authorized to exchange real property owned by the County for other real property by private negotiation if the County receives a full and fair consideration for its property; and

WHEREAS, pursuant to G.S. 160A-271, the Board proposes to authorize the exchange of a lease on the County parcel for an access easement across the Parks parcel and to follow the statutory procedure to authorize the exchange; now, therefore, be it

RESOLVED that the Mecklenburg County Board of Commissioners proposes to

authorize to extend the lease on the County parcel for an access easement across the Parks parcel at its next regular meeting; directs the County Manager to negotiate a contract for the exchange; and directs the Clerk to the Board to publish the attached notice describing the properties to be exchanged, stating the estimated value of the properties, and announcing the Board's intent to authorize the exchange on January 22, 2025, at the Board's next regular business meeting.

APPROVED the _____ day of _____, 2024
Approved as to Form:

County Attorney

Clerk to the Board