



RESOLUTION TITLE: TO AUTHORIZE THE EXCHANGE OF REAL PROPERTY WITH REDHAWK OWNER LPV, LLC FOR THE RELOCATION AND CONSTRUCTION OF THE NEW HOPE RECYCLING CENTER AND TO AUTHORIZE THE APPROPRIATE COUNTY OFFICIALS TO EXECUTE THE NECESSARY INSTRUMENTS TO CARRY OUT THE EXCHANGE

WHEREAS, in 2020, Redhawk Owner LPV, LLC (Redhawk) approached Gaston County Solid Waste and Recycling and Gaston County Public Works in an effort to relocate the New Hope Recycling Center located at 235 Lake Wylie Road. The existing recycling center is located on 1.32 acres and was built in approximately 1990; and,

WHEREAS, the South New Hope Road area of Gaston County has experienced significant growth since the existing recycling center was built and can no longer adequately meet the needs of the citizens of that area of the County; and,

WHEREAS, Redhawk has assembled approximately 470 acres surrounding the recycling center site for the construction of approximately 1,000 homes and the current recycling center is located at the front entrance roundabout of the Redhawk development; and,

WHEREAS, Redhawk has proposed to Gaston County that in exchange for \$10.00 and other good and valuable consideration, Redhawk will exchange and swap approximately 6.6 acres of undeveloped land (PID's 311953 and 307649) along South New Hope Road for the existing 1.32-acre recycling center site; and,

WHEREAS, the 6.6-acre site will allow Gaston County Solid Waste and Recycling to design and construct a new recycling center site that is adequately sized to serve the growing population in that area of the County; and,

WHEREAS, N.C.Gen Stat. 160A-271 authorizes the County to exchange any real property belonging to the County for other real property by private negotiation if the County receives a full and fair consideration in exchange for its property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

- (1) Gaston County accepts said offer of \$10.00 and other good and valuable consideration from Redhawk Owner LPV, LLC for the exchange of property as described herein.
- (2) Gaston County Public Works is directed to complete the design phase of the new, relocated recycling center.

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

To Authorize the Exchange of Real Property with Redhawk Owner LPV, LLC for the Relocation and Construction of the New Hope Recycling Center and to Authorize the Appropriate County Officials to Execute the Necessary Instruments to Carry Out the Exchange
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- (3) The County Attorney is authorized to draft and negotiate any necessary exchange and property-swap contract documents and the County Manager, or designee, is authorized to execute said documents.
- (4) The County Attorney is authorized to draft and negotiate any necessary temporary construction easements or permanent access easements with Duke Energy and Town of Cramerton.
- (5) The County Manager, or designee, is authorized to execute temporary or permanent construction access easements.
- (6) The Chairman of the Board is authorized to execute a deed for the 235 Lake Wylie Road property to Redhawk Owner LPV, LLC.