

**Item Title:**                    Transfer of County Property to WakeTech and WakeMed for the Wake III Health & Education District

**Specific Action Requested:**  
**That the Board of Commissioners:**

1. Authorizes the County Manager to enter into a Disposition Contract for the transfer of approximately 7.78 acres of County owned property located at 2901 Holston Lane ("Wake Tech Parcels") to Trustees of Wake Technical Community College for Wake Technical Community College, established in accordance with N.C.G.S. Chapter 115D, ("Wake Tech") pursuant to a resolution adopted in accordance with N.C.G.S. 160A-274;
2. Authorizes the County Manager to enter into a Disposition Contract for the transfer of approximately 5.14 acres of County owned property located at 10 Sunnybrook Road ("WakeMed Parcels") to WakeMed, a 501(c)(3) nonprofit organization pursuant to a resolution adopted in accordance with N.C.G.S. 160A-279 and N.C.G.S. 160A-267;
3. Authorizes the County Manager to execute a Third Amendment to the Memorandum of Understanding with WakeMed and Wake Tech to continue joint planning associated with the master plan for the Wake III campus;
4. Authorizes the County Manager to execute a short-term lease agreement for 10 Sunnybrook commensurate with the title transfer of this property for the continued operation of the Wake County Public Health Center until the new Public Health Center building and parking deck, currently under construction, are operational;
5. Authorizes the Chair and County Manager, or his designee, to execute any subdivision plats, development related applications or agreements associated with the Wake III campus and property transfers contemplated herein; and
6. Authorizes the Chair to execute termination and release agreements associated with property interests (covenants, easements, etc.) held by the County, as necessary, to convey clear title to the respective parcels and property transfers contemplated herein, subject to terms and conditions acceptable to the County Attorney ; and
7. Authorizes the Chair to execute Special Warranty Deeds to convey the Wake Tech Parcels and WakeMed Parcels, subject terms and conditions acceptable to the County Attorney.

**Item Summary:**

Purpose:	The Board of Commissioners must approve the sale or transfer of all County real property.
Background:	In November 2024, the Board approved a Second Amendment to a Memorandum of Understanding (MOU) between the parties that sought to memorialize certain transfers of land and rights of access amongst the parties that are necessary to enable expansion of Wake Tech's Health Sciences Campus, and redevelopment and expansion of WakeMed's Main Campus. This Board action seeks actual approval of these property transfers, with concurrent approval of a Third Amendment to the MOU.
Strategic Plan:	This action supports Community Health and Wellbeing Goal 3: By 2029, 5% more residents asked will indicate low barriers to healthcare and behavioral health services, such as access to providers, insurance coverage, affordability and appointment wait times; and Lifelong Learning Goal 4: By 2029, three out of four residents asked will share that Wake County has high-quality education-based facilities, including schools, libraries, and other educational resources. .
Fiscal Impact:	There will be no fiscal impact from these actions as the proposed property dispositions from Wake County to Wake Tech and from Wake County to WakeMed are fee simple in accordance with the statute references stated in the Action Items.

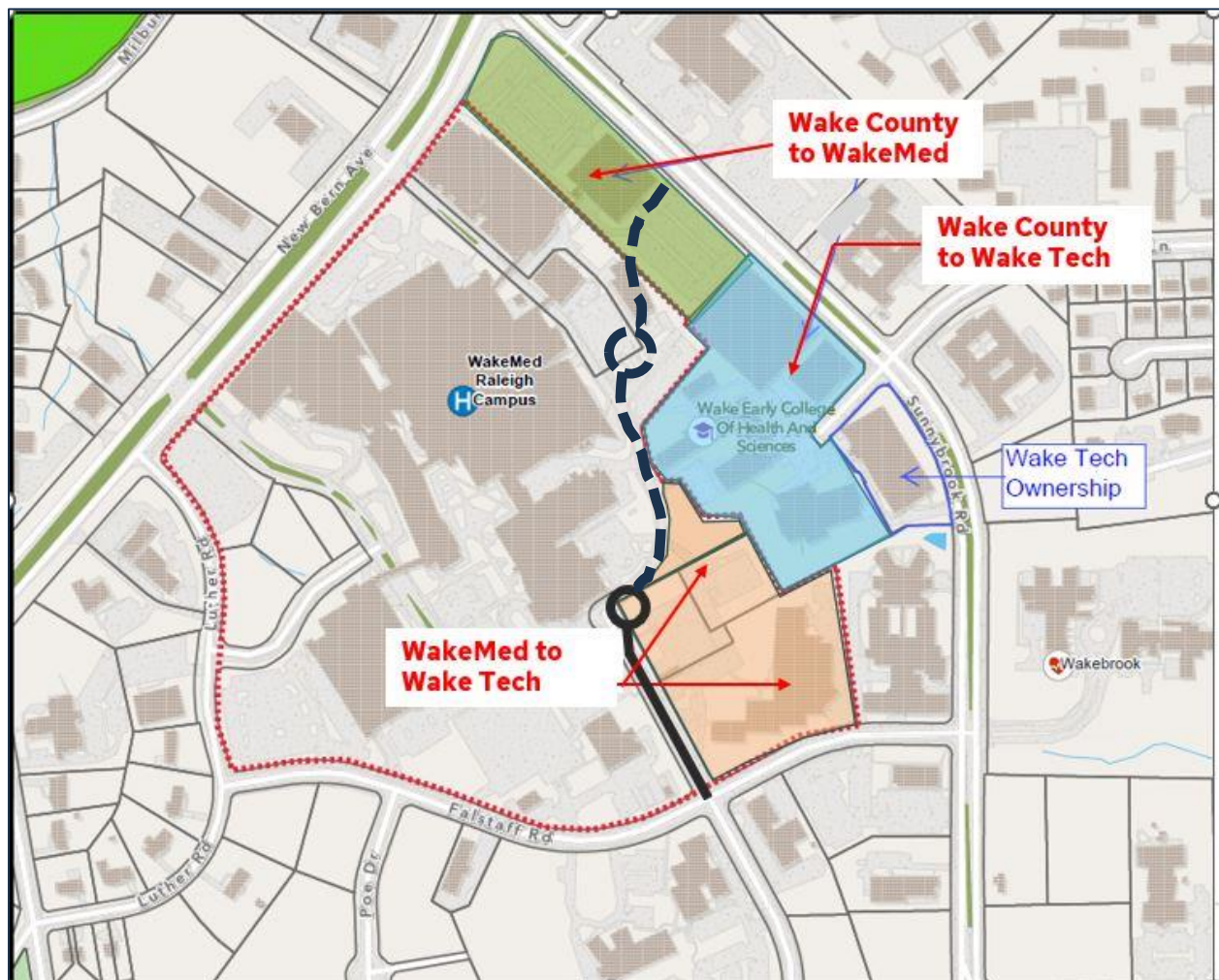
**Additional Information:**

In June 2022, staff from Wake County, WakeMed Health & Hospitals ("WakeMed") and Wake Technical Community College ("Wake Tech") presented a long-range master plan for the area around the Raleigh main campus of WakeMed, the Health Sciences Campus of Wake Tech, and the current and future campus of the Wake County Health & Human Services Public Health Center and Social Services Center. The parties then entered into a Memorandum of Understanding (MOU) in March 2023 to create a common development plan to support a shared vision for a future Health and Education District. Subsequently, a joint application to rezone the parties' collective, adjacent properties to a Campus Master Plan district was approved by the City of Raleigh in October 2024. This rezoning action supports the Master Planning goals of each of the Parties.

For the first major project to be implemented from this Master Plan, Wake Tech is preparing to begin construction of a new three story 106,000 SF Health Sciences simulation hospital building and separate parking deck on their Health Sciences Campus. Over the next several years, WakeMed is planning a new bed tower addition to their hospital complex. Meanwhile, Wake County is completing construction of the Public Health Center nearby. In order to support these plans by Wake Tech and WakeMed, a series of land parcel conveyances have been defined, and agreed to by the parties.

A Second Amendment to the MOU was approved by the Board in November 2024 which initially defined these conveyances of property between Wake County and Wake Tech, Wake County and WakeMed, and WakeMed and Wake Tech. The attached Third Amendment to the MOU clarifies and finalizes these land transfer descriptions.

Below is a map showing the proposed configuration of the properties, after this initial set of conveyances. A future extension of Swinburne Street is depicted with the dashed line.



Board action is requested to officially authorize the County Manager to enter into Disposition Contracts to transfer 7.78 acres of County property to Wake Tech and 5.14 acres to WakeMed. Of the 5.14 acres to be conveyed to WakeMed, approximately 1 acre will be later conveyed to Wake Tech, at no cost, following approval of the new road extension that will bisect the current 10 Sunnybrook Road parcel.

As consideration for all of the land transfers, Wake Tech and WakeMed will be solely responsible for this future road construction and its maintenance. The conveyance documents will also include use restrictions that will guarantee educational/community college or community hospital use in perpetuity.

A series of other associated Board actions are also described herein, to be executed by the Board Chair and County Manager, which are necessary to support these conveyances and the proposed campus development. A comprehensive overview of these proposed land transactions and the development plans was presented to the Board at a Work Session on August 11, 2025.

In accordance with N.C.G.S. 160A-267, a notice summarizing the approval of a conveyance to WakeMed will be published and the transfer of title will not commence until at least 10 days after said publication. It is anticipated that the conveyances to Wake Tech will occur in early fall of 2025, and the conveyance from Wake County to WakeMed will occur shortly thereafter.

**Attachments:**

1. Slide Presentation – Board Work Session 8-11-25
2. Third Amendment to MOU
3. Resolution: Wake County Land Transfer to Wake Tech
4. Resolution: Wake County Land Transfer to WakeMed