

## **Resolution Authorizing Lease of County Property**

WHEREAS, Rutherford County owns a vacant, unimproved 103.67-acre parcel of land located at 311 Henson Road, Tax Parcel ID 1610404, and owned by the County through deed recorded in Deed Book 845 at Page 550, Rutherford County Registry, which property the Board of Commissioners of Rutherford County finds is currently surplus to the county's needs; and

WHEREAS, Jingoli Power, LLC, a New Jersey limited liability company, desires to lease 15 acres of this tract situate on the north side of Henson Road as shall be specifically agreed by the parties for the use of a warehouse and distribution center for the operation of a motor vehicle fleet and the storage and distribution of equipment, materials and inventory in order to service, repair and improve this area's electric utility infrastructure as a contractor for Duke Energy, its successors and affiliates; and

WHEREAS, Rutherford County and Jingoli Power, LLC, have agreed upon a lease under which Jingoli Power, LLC, will lease the 15-acre portion for the term of sixty months commencing upon the execution by all parties of a Lease Agreement, contingent upon approval of the Board of Commissioners, with the right to renew the lease for one additional term of two years; and

WHEREAS, in consideration of leasing this portion of the County's land, Jingoli Power, LLC, has agreed to pay the County annual rent of \$324,000, payable at \$27,000 per month, with the annual rent remaining at \$324,000, payable at \$27,000 per month, for the additional two-year term at the tenant's option; and

WHEREAS, North Carolina General Statute § 160A-272 authorizes Rutherford County to enter into leases of up to 10 years upon resolution of the Board of Commissioners adopted at a regular meeting after 30 days' public notice; and

WHEREAS, the required notice has been published and the Board of Commissioners is convened in a regular meeting;

**NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF RUTHERFORD COUNTY RESOLVES THAT:**

The proposed lease of 15 total acres of parcel owned by Rutherford County referenced above to Jingoli Power, LLC, and its approved assigns, for sixty months, with the lessee holding a right to renew for one additional two-year term, annual rent at the rate of \$324,000 payable at \$27,000 per month throughout the term and the two-year renewal, if applicable, and directs the chairman of the Board of Commissioners, working with the County Attorney and County staff, to negotiate the remaining terms and conditions and execute any instruments

necessary to the lease.

**ADOPTED** this the 6<sup>th</sup> day of April, 2026.

Approved: \_\_\_\_\_  
Chairman Bryan A. King  
Rutherford County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Clerk to the Board

(Seal)