

Item Title: Authorization of Sale by Sealed Bid for Property at 6301 Robertson Pond Road, Wendell, NC

Specific Action Requested:

That the Board of Commissioners:

- 1. Declares the residential structure located at 6301 Robertson Pond Road, Wendell, NC and commonly known as “Gehrke House” as surplus County property; and**
- 2. Adopts a Resolution authorizing staff to initiate a Sealed Bid Sale of the Gehrke House, pursuant to NCGS 160A-268;**
- 3. Authorizes staff to advertise the Sale, pursuant to NCGS 160A-268.**

Item Summary:

Purpose: State statute (*Chapter 160A Article 12*) requires a Board of Commissioners’ resolution to begin the process for selling property by sealed bid.

Background: In 2016, Wake County purchased the 70-acre Gehrke Farm property for inclusion into the County’s Open Space Preservation Program. The Gehrke Farm is located off Robertson Pond Road in Buffalo Creek and is situated adjacent to the Robertson Millpond Preserve which the Gehrke family sold to the County in 2013.

From County records, the Gehrke House was built in 1989 and was used as the family’s primary residence until its sale to the County as a part of the farm in 2016. The Wake County Revenue Department valued the 2,380 square-foot Gehrke House at \$222,293.

Several uses for the Gehrke House, including reuse, sell or demolition were considered. Selling the house through an advertised seal bid process was deemed the most practical solution. As a condition of sale, the buyer will remove the house from County-owned open space.

Board Goal: This action supports routine County operations.

Fiscal Impact: The sale could net funds for the County to be reinvested in the Open Space program.

Additional Information:

In 2016, Wake County purchased the 70-acre Gehrke Farm property for inclusion into the County's Open Space Preservation Program. The Gehrke Farm is located off Robertson Pond Road in Buffalo Creek and is situated adjacent to the Robertson Millpond Preserve which the Gehrke family previously sold to the County in 2013.

The Gehrke Farm property included several structures including a residential house and several outbuildings. The outbuildings include what was the farm's office and shop. Staff determined that the barns could be used to support the County's Open Space program.

Staff from Facilities Design and Construction, General Services Administration, Planning Permits and Inspections, Housing and Parks Recreation & Open Space evaluated the Gehrke House with these uses in mind and selected selling the house and moving it off-site as the most practical solution.



County staff considered several alternatives for the Gehrke House, including:

- reuse as a County facility in conjunction with the Robertson Millpond Preserve;
- demolition of the house;
- sell the house to be moved off-site
- carving the house and lot out of the farm and selling separately;
- carving the house and lot out of the farm and utilizing for another County function such as affordable housing

From County records, the Gehrke House was built in 1989 and was used as the family's primary residence until its sale to the County as a part of the farm in 2016. The Wake County Revenue Department set the tax value of the 2,380 square-foot Gehrke House at \$222,293 at the time of acquisition.

Wake County Finance staff further recommended an advertised seal bid process to be the most favorable method of disposition for the County.

Per NCGS 160A-268, the process for selling property by sealed bid begins with a Board of Commissioners' resolution that:

1. Identifies the property;
2. Authorizes the sale;
3. Sets out all terms and conditions;
4. Specifies the date, time and place of bid opening;
5. Describes any deposit requirements and sets the date by which the highest bid will be accepted or rejected.

The proposed resolution setting out the criteria for the bid is attached.

County staff recommends adoption of the attached Resolution to begin the sealed bid process. Staff from the previously mentioned departments will evaluate the bids and bring the chosen offer back to the Board at a future date for final approval. At that future meeting, the Board will have an option to accept or not to accept any offer to purchase this property, as it sees fit.

Attachments:

1. Area Map
2. Aerial View of the Subject Property
3. Resolution