

Item Title: Sale of County Surplus Property in the Bonsal Community, Apex, NC

Specific Action Requested:
That the Board of Commissioners:

- 1. Declares the subject property “Surplus”, in accordance with North Carolina General Statutes (NCGS);**
- 2. Accepts \$28,500 offer for the purchase of the approximately .95 acre total subject property, subject to a 10-day upset bid process in accordance with NCGS §160A-269;**
- 3. Directs the County Manager to execute a contract for sale of that property following completion of the upset bid process subject to the terms and conditions acceptable to the County Attorney and;**
- 4. Authorizes the Chair to sign the deed and any other documents necessary to convey the subject property, subject to the 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 1933, Wake County took title to the subject property (along with others) pursuant to a Property Tax Foreclosure. The subject property lacks accessibility to legal access and, accordingly, County Staff recommend the sale of the subject property as surplus.

Strategic Plan: This action supports routine County operations.

Fiscal Impact: The proceeds from the sale of the subject property will be placed into the County’s capital program for future appropriation.

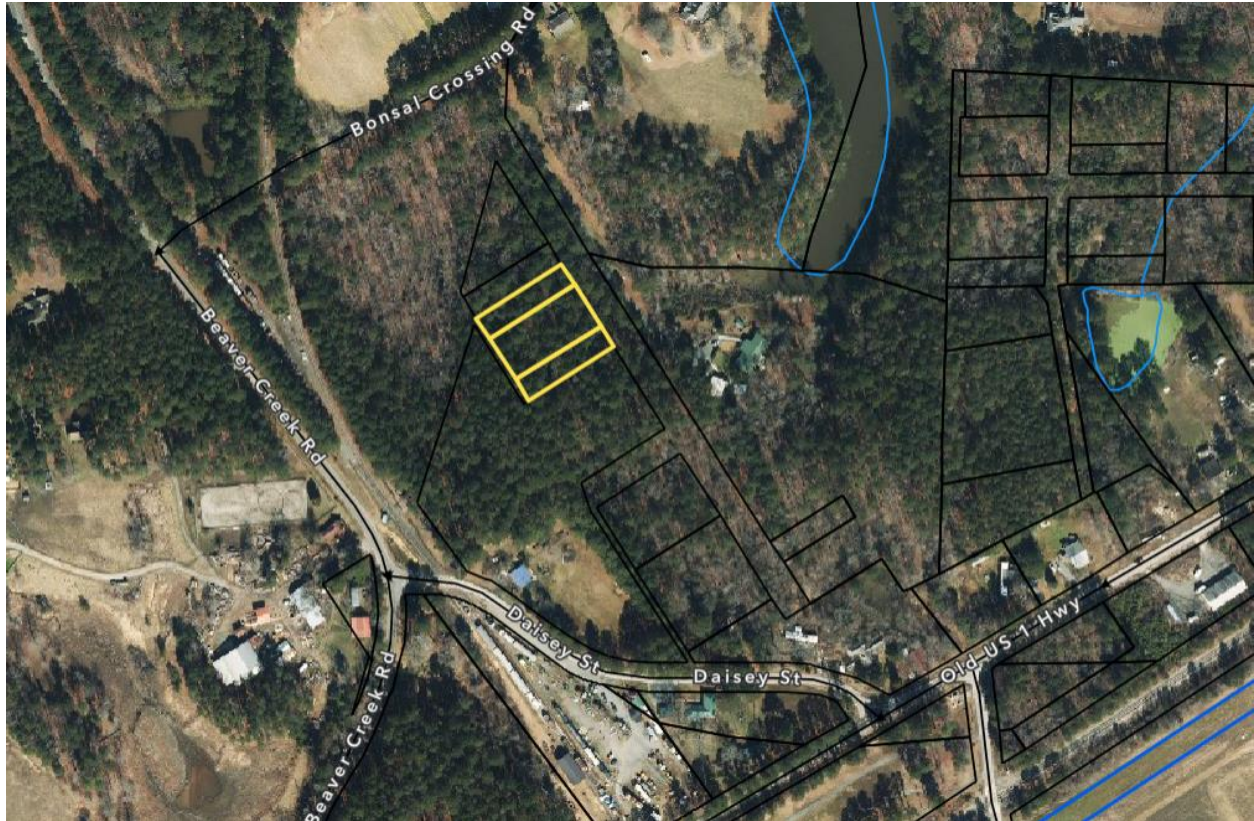
Additional Information:

County staff maintains a list of vacant Wake County properties that currently support no public purpose. The landlocked subject property has been on this list for many years. This property was acquired by tax foreclosure in 1933 and records show no public need or offers to buy the property since that time. The subject property is also adjacent to the Chatham/Wake County Boundary.

The new owner of an adjacent property has made an offer to purchase the subject property to be recombined with their adjacent property for agricultural purposes. Pursuant to the Board’s direction, Housing Affordability & Community Revitalization (HACR) staff has considered this property for an affordable housing project and confirmed that the

subject property does not meet their guidelines. After some discussion and negotiation, the adjacent landowner made an offer of \$28,500 based on the tax value determined by the Wake County Tax Administration Department. Given that the property has no viable access and cannot be otherwise utilized, County staff believes that the offer is acceptable.

SUBJECT PROPERTY (highlighted in yellow below)



Should the Board vote to accept this offer, County staff will cause a notice of intent to sale to be posted in the News and Observer as required by NCGS § 160A-269 to begin a 10 day upset bid process. If no upset bid is received within the allotted time period, the Manager would be authorized to sign the sales contract (a copy of which is attached) and the Chair would be authorized to sign the deed transferring title of the subject property at a closing as advised by the County Attorney.

Attachments:

1. Area Map
2. Notice of Offer to Sale