

Item Title: Approve Land Acquisition of +/- 7.53 Acres for a New Community Library in Apex

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute the contracts to acquire +/- 7.53 acres at the intersection of Humie Olive Road and Old US Highway 1 in Apex, NC, for a new Community Library, along with any other documentation required to acquire the property, subject to the terms and conditions acceptable to the County Attorney.

Item Summary:

Purpose: The Board of Commissioners must approve all County real estate acquisitions.

Background: The Wake County Public Library System currently operates 23 libraries across the County. This includes eight regional libraries, thirteen community libraries, and two specialty libraries.

Wake County Public Libraries has expanded its points of service delivery through library bonds dating back to the establishment of the system in the mid 1980's. A Bond Referendum for Libraries was held on November 5, 2024, and approved by the voters. The Board, through actions taken, provided direction on the library projects to be funded under the 2024 bond referendum which includes a new library in the Apex Friendship area of Wake County. With this action, the Board authorizes staff to acquire roughly 7.5 acres of land on which to construction this new library.

Strategic Plan: This action supports 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: The proposed purchase price for this site is \$2,451,800. Funds for the purchase of these properties are currently appropriated in Libraries Element of the Capital Improvement program which is funded by the recently approved Library Bond Referendum.

Additional Information:

Wake County Public Library System has 23 library locations, a bookmobile, and a Library Administration Building. To ensure comprehensive service across all Wake County communities, the library system is anchored by eight regional libraries strategically positioned throughout the County. Smaller-scale libraries cater to communities not served by regional locations.

In 2024, a comprehensive growth plan was developed for the library system that refreshes and expands ideas of the original 2007 master plan. The report identifies goals for equal access, infrastructure renewal, and enhancing library facilities. A defining goal is to increase access to library facilities within a 10-minute drive from the homes of library patrons. The library site located in the Apex Friendship area of southwestern Wake County is one of two new libraries identified in the updated plan and approved in the 2024 library bond. This new library is planned to be 12,000 SF and will house 24,000-44,000 books, public access PCs, a large multi-purpose program room to serve youth and adult programs, public Wi-Fi, and other services commonly found at community libraries.

County staff conducted a search of properties in the identified target area of Apex. Eight sites were evaluated. The proposed site offered the best combination of adequate acreage, geographic coverage, site configuration, zoning, topography, environmental characteristics, and proximity to water and sewer services. The proposed acquisition for the site consists of two properties totaling approximately 7.53 acres located at the intersection of Humie Olive Road and Old US Highway 1 in Apex. This particular site is within the defined search area and its location provides excellent access to the target community. The location of the proposed site is shown on the maps below. A preliminary boundary survey showing the properties is also attached. The total combined purchase price for these two properties is \$2,451,800. The attached appraisal by Integra Realty Resources supports the total purchase price.





County staff collaborated closely with the Town of Apex Planning Department in this property search, including the evaluation of the eight sites, and Town Planning staff has provided a favorable initial response on the proposed development of this parcel for a new library. Wake County Community Services and Library staff have been closely involved with this search process and support this location.

Staff recommend approval of this acquisition subject to terms and conditions acceptable to the County Attorney. Funding for the land purchase is included in the approved FY2026 budget and the design and construction of the library are included in the current Capital Improvement Program for FY2028 and FY2029.

Attachments:

1. Preliminary Boundary Survey
2. Appraisal