



Presentation to:

Wake County Board of Commissioners

**REQUEST FOR CONSIDERATION OF PURCHASE OF SURPLUS PROPERTY
OFFERED FOR SALE ADJACENT TO WENDELL ELEMENTARY SCHOOL**

Betty Parker, Senior Director of Real Estate Services
Wake County Public School System
January 21, 2025

Surplus Property Disposition Overview:

Surplus Property: Board-owned real property which has been determined by the Board to be unnecessary or undesirable for public school purposes may be sold or disposed of by the Board in its discretion.

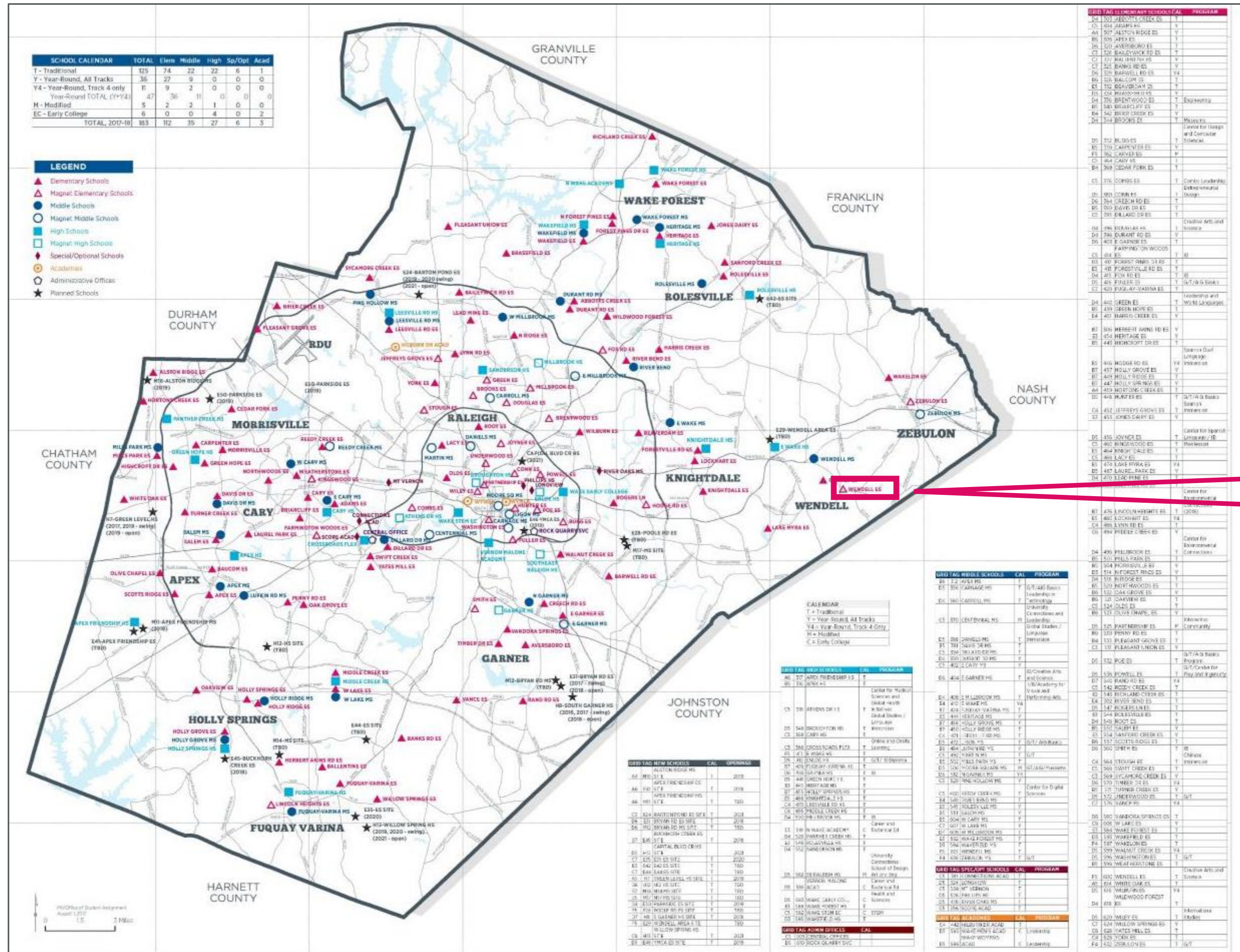
§115C-518 Offer to Board of Commissioners: Board of Commissioners shall be afforded the first opportunity to obtain the property at a fair market price or at a price negotiated between the two boards. If the offer is declined, the Board of Education may dispose of surplus real property per statutory procedures.

§160A-266 Five Methods of Sale: Surplus real property may be disposed of by private negotiation and sale (personal property valued at less than \$30,000 only); advertisement for sealed bids; negotiated offer, advertisement & upset bid; public auction; or exchange.

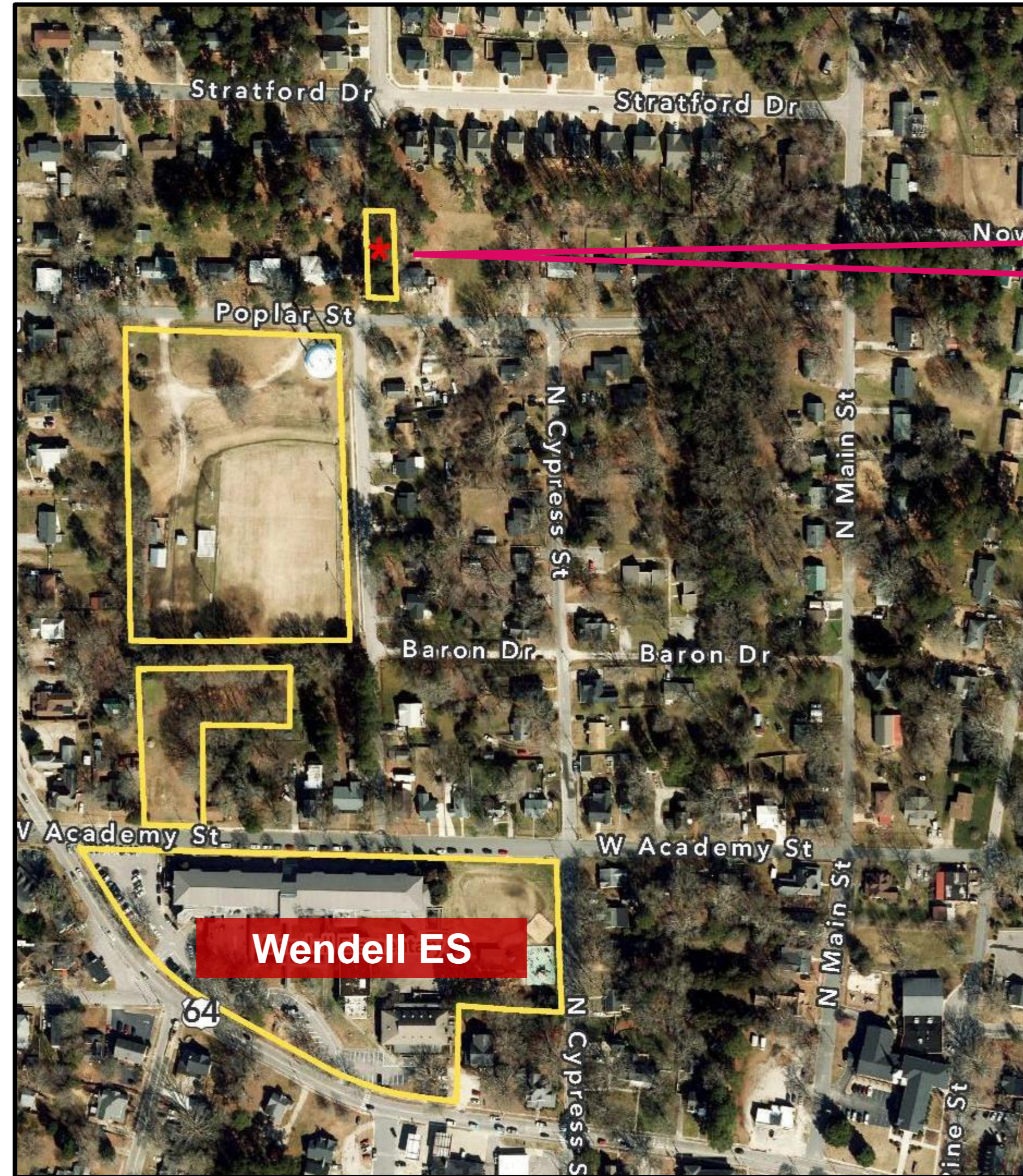
§160-274. Sale, lease, exchange and joint use of governmental property. Any governmental unit may exchange, lease, sell or buy real property from any other governmental unit upon such terms and conditions as it deems wise.

§115C-518 Proceeds of sale of real property: Shall be applied to reduce the county's bonded indebtedness for the Board of Education or for capital outlay purposes

Surplus Property Location



Surplus Property Area at Wendell Elementary School: GIS Aerial



Surplus Area
(±0.18 Acres)

Offer of Acquisition at Fair Market Value

- **1/7/25** BOE approved declaration of the parcel with PIN 1784622548 (“Subject Property”) as surplus for disposition subject to statutory processes.
- **Surplus Property Area:** Subject property includes ± 0.18 acres.
- **Tax Value:** \$85,000
- **Disclosure of Surplus Acquisition Interest Received:** Town of Wendell
- **Anticipated Use:** Expansion of Anderson Street right-of-way to align with existing adjacent road sections and to accommodate improvements to support and improve vehicular and pedestrian transportation in the area.
- **Disposition Process in Discussion:** Land exchange with Town of Wendell pursuant to N.C.G.S. §160-274 for real property of comparable value.

Potential Town Exchange Property:



- **Town Exchange Property:** Closure and conveyance of the undeveloped section of the 50' wide dedicated Baron Drive right-of-way west of Anderson Street (0.45 acres)
- **Exchange Benefit to Wendell ES:**
 - Larger school site
 - Multiple road frontages
 - Future renovation site design flexibility
 - Opportunities for improved traffic circulation in and around the school.

End of Surplus Property Presentation

Board approval of acquisition or declination of interest in acquisition is respectfully requested.