

**Item Title:** Acquisition of the Donaldson Property through the County's Open Space Program

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1. Authorizes the County Manager to execute contracts (along with any other supporting documentation) to purchase the Donaldson property at 0 Hals Farm Road in Wendell subject to terms and conditions acceptable to the County Attorney; and**
- 2. Appropriates \$168,000 of PGROS Bond Funding and \$36,000 of NCDOT 540 Settlement funding for contribution to the Open Space purchase.**

**Item Summary:**

**Purpose:** The Board of Commissioners approves all County real estate transactions and appropriates all expenditures.

**Background:** One goal of the 2018 Parks Greenways Recreation & Open Space bond was to continue the County's efforts toward open space preservation. To this end, staff put forward an open space Request for Proposals (RFP) in 2019 to solicit responses from interested landowners. Forty target acquisitions were presented to the Board of Commissioners at their October 26, 2020, work session.

The approximately 10-acre Donaldson property is in the Buffalo Creek watershed, adjacent to existing Wake County open space property. The mostly wooded property came to staff's attention through the 2019 open space request for proposals (RFP) process.

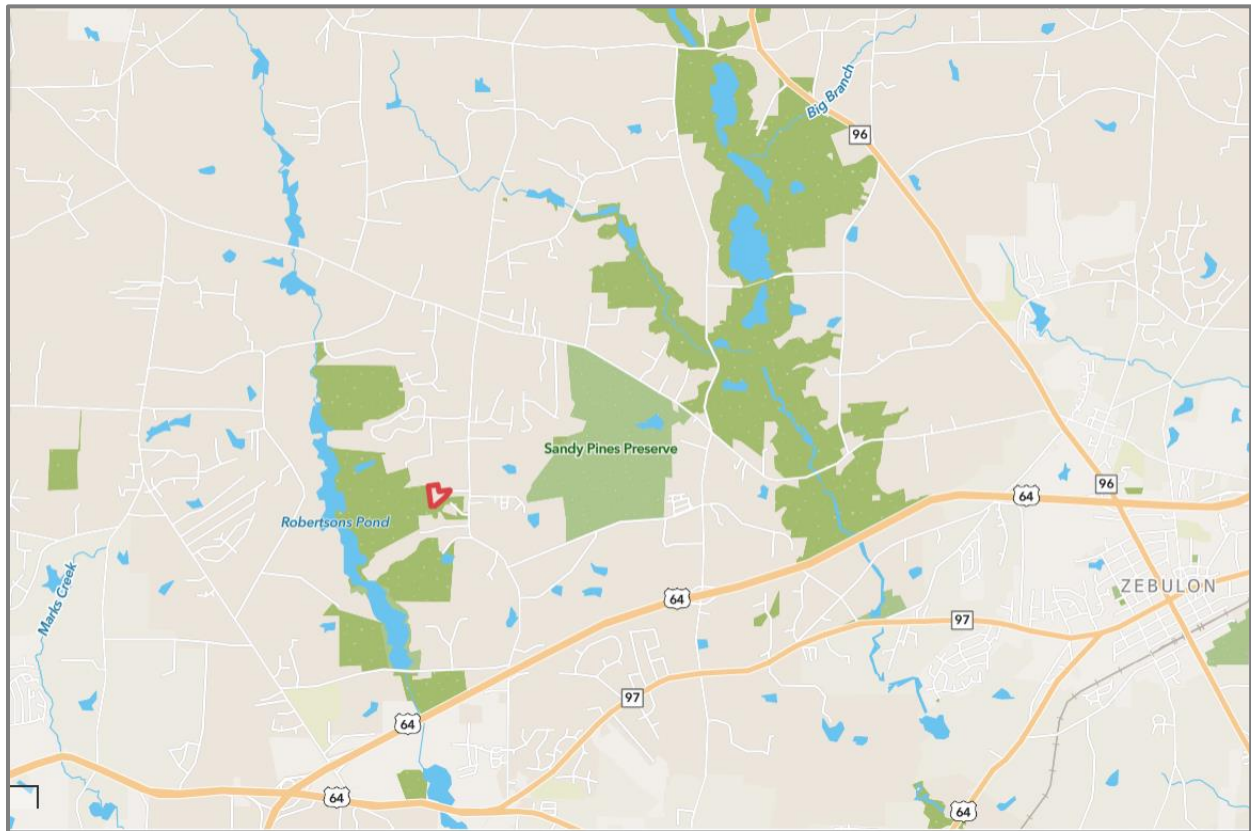
The purchase price for the acquisition is \$180,000, as supported by an appraisal by Richard C. Kirkland, JR., MAI. Due diligence costs add approximately \$24,000 brings the total acquisition cost to \$204,000.

**Board Goal:** This action supports Growth and Sustainability Goal 4: Preserve open space and expand access to parks, preserves, recreation resources, and greenways.

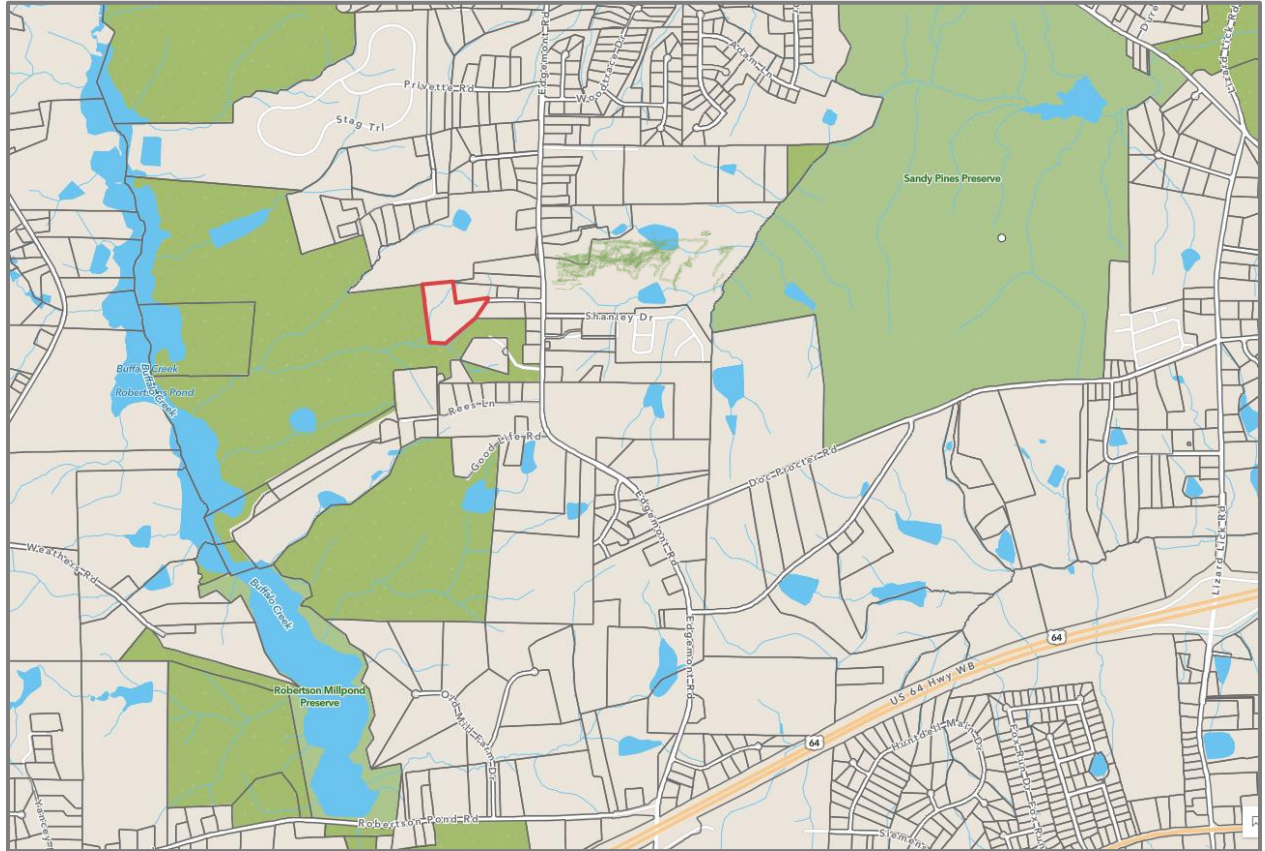
**Fiscal Impact:** The total project cost, including acquisition, surveying, and due diligence is \$204,000; of this amount, \$168,000 will be appropriated from the PGROS bonds set aside for Future Open Space, with the remaining \$36,000 appropriated from the NCDOT I-540 settlement funds.

### **Additional Information:**

The successful 2018 Parks Greenways Recreation & Open Space bond reserved approximately \$20 million to continue the County's efforts toward open space preservation. In 2019, County staff put forward an open space Request for Proposals (RFP) to solicit responses from landowners interested in preserving their property. From over two hundred responses, staff presented approximately 40 target acquisitions to the Board of Commissioners at their October 26, 2020, work session.



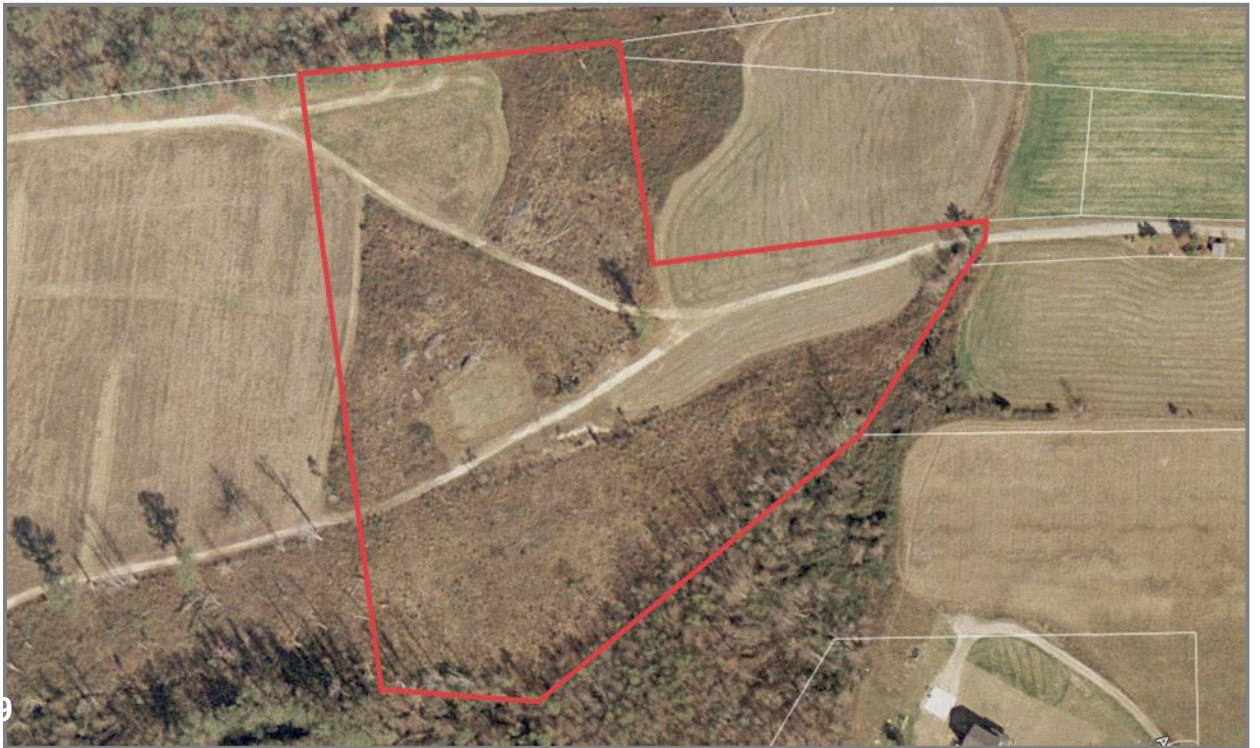
The Donaldson property is in the Buffalo Creek watershed, adjacent to existing Wake County open space property. Edgemont Road to the east is the ridgeline between the Buffalo Creek watershed (Robertson Millpond Preserve) and the Little River watershed (Sandy Pines Preserve); the Donaldson property could aid in a future green corridor connection between the two watersheds. The property came to staff's attention through the 2019 open space request for proposals (RFP) process.



10-ac

re  
property is mostly wooded, with a mix of successional forest and forest edge due to timbering in the late 1990's.





Mrs. Donaldson wishes to sell fee simple title to the approximately 10.10-acre property. The purchase price for the acquisition is \$180,000, as supported by an appraisal dated April 8, 2022 performed by Richard C. Kirkland, JR., MAI, a NC State Certified General Appraiser. Due diligence costs add approximately \$24,000 brings the total acquisition cost to \$204,000.

The Open Space and Parks Advisory Committee (OSAPAC) reviewed this acquisition at its June 27, 2022, meeting and voted unanimously to forward the item to the Board of Commissioners for their consideration.

**Attachments:**

1. CIP Budget Memo – FY 2023 County Capital PGROS
2. OS Bond and NC DOT Funding Tracker