

Item Title: Resolution Authorizing the Sale of the 19.89 acre Wake County Surplus Property located along North Main Street, in Holly Springs, NC

Specific Action Requested:

That the Board of Commissioners authorizes staff to initiate a Ten Day Upset Bid Sale of the 19.89 acre Wake County property located along North Main Street, in Holly Springs, NC, pursuant to NCGS 160A-269.

Item Summary:

In early 1990's, Wake County began planning for construction of the South Wake Landfill and began by purchasing approximately 400 acres of land in the Holly Springs/Apex area. The County now owns approximately 800 acres in this area which includes closed landfill facilities, active recycling facilities, a convenience center and the Wake County Firing Range.

At the time the land was acquired, the NC 55 Bypass around Holly Springs had not yet been built or its Right of Way acquired. Wake County worked with the NC Department of Transportation (DOT) to provide land for construction of the Bypass. In exchange, DOT constructed an underpass connecting the active landfill activities on the west side of the Bypass to the eastern portion of the landfill property. This underpass allowed access for the County to use the approximately 60 acres on the eastern side of the Bypass for "borrow material" in the event that additional soil was needed for future landfill operations.

In 2012, the County commissioned a long-range master plan for the South Wake Landfill area. The borrow material site is shown on the master plan as the "East District." A copy of that plan is attached. The master plan contemplates the East District to be developed once it is no longer needed for landfill operations. Over the years of landfill operation, Wake County has not needed extra soil from this site and does not anticipate any such need for the future.

In January of 2013, the Board of Commissioners approved a sale of the southernmost 42.278 acres of the East District to the Town of Holly Springs (Town) for the construction of the Town's North Main Athletic Complex. As part of this transaction, the Town included compensation in the sales price to cover any future need for additional borrow material to replace the loss of use of soil from the 42 acres sold to the town.

Since the opening of the North Main Athletic Complex and the start of the Holly Springs Salamanders 2015 baseball season, County staff received numerous inquiries and several offers for the possible sale of the 19.89 acre surplus property. Based on the level of interest at that time, the traditional ten-day upset bid process was deemed inadequate as an effective way to get the best price for this property in a timely manner. On September 21, 2015, the Board of Commissioners authorized staff to conduct a 30-day sealed bid process as provided by NCGS 160A-268. However, at the end of the 30 day period, no offers were received – even from the previous parties that previously made competing offers.

Recently, a Holly Springs business owner has offered \$1,212,000 for the 19.89 acres – matching our previous high offer. Staff recommends that the Board accept this offer and authorize staff to follow the usual 10 day upset bid process. At the end of the 10 day upset period, staff will bring the highest offer back to the Board at a future date for final approval. All proceeds of a sale of this property will return to the County's Enterprise Funds, which were originally used to purchase the landfill property.

Attachments:

1. Area Map
2. South Wake Landfill Master Plan
3. Proposed Offer