

Item Title: Approve the Acquisition of 37.389 Acres of Open Space in Marks Creek from members of the Watson Family

Specific Action Requested:
That the Board of Commissioners:

- 1. Appropriates \$760,000 of Open Space funding; and**
- 2. Authorizes the County Manager to execute an agreement to purchase specific acreage from the following: Watson Family Farms of Marks Creek, LLC; Ada Watson Sorrell; Watson and Watson of NC, Limited Partnership; and Olen L. Watson, subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners approves all County real estate transactions and appropriates all expenditures in the Open Space capital program.

Background: In prior briefings, the Board of Commissioners has directed staff to continue pursuing opportunities for specific open space and greenway land acquisitions. County staff has coordinated with the Watson family for several years on a potential acquisition in the Marks Creek area of Eastern Wake County. In this Board action, staff recommends the County acquire approximately 37 acres of property from the Watson family.

The property connects the Turnipseed assemblage to the south with the Fuller/Herndon Open Space properties to the north, and provides additional stream buffer protection along tributaries of Marks Creek. The Wake County Open Space and Parks Advisory Committee (OSAPAC) reviewed this acquisition on January 22, 2018 and recommended forwarding the agreement to the Board of Commissioners for consideration.

Board Goal: This action complements several initiatives in the Growth and Sustainability goal area.

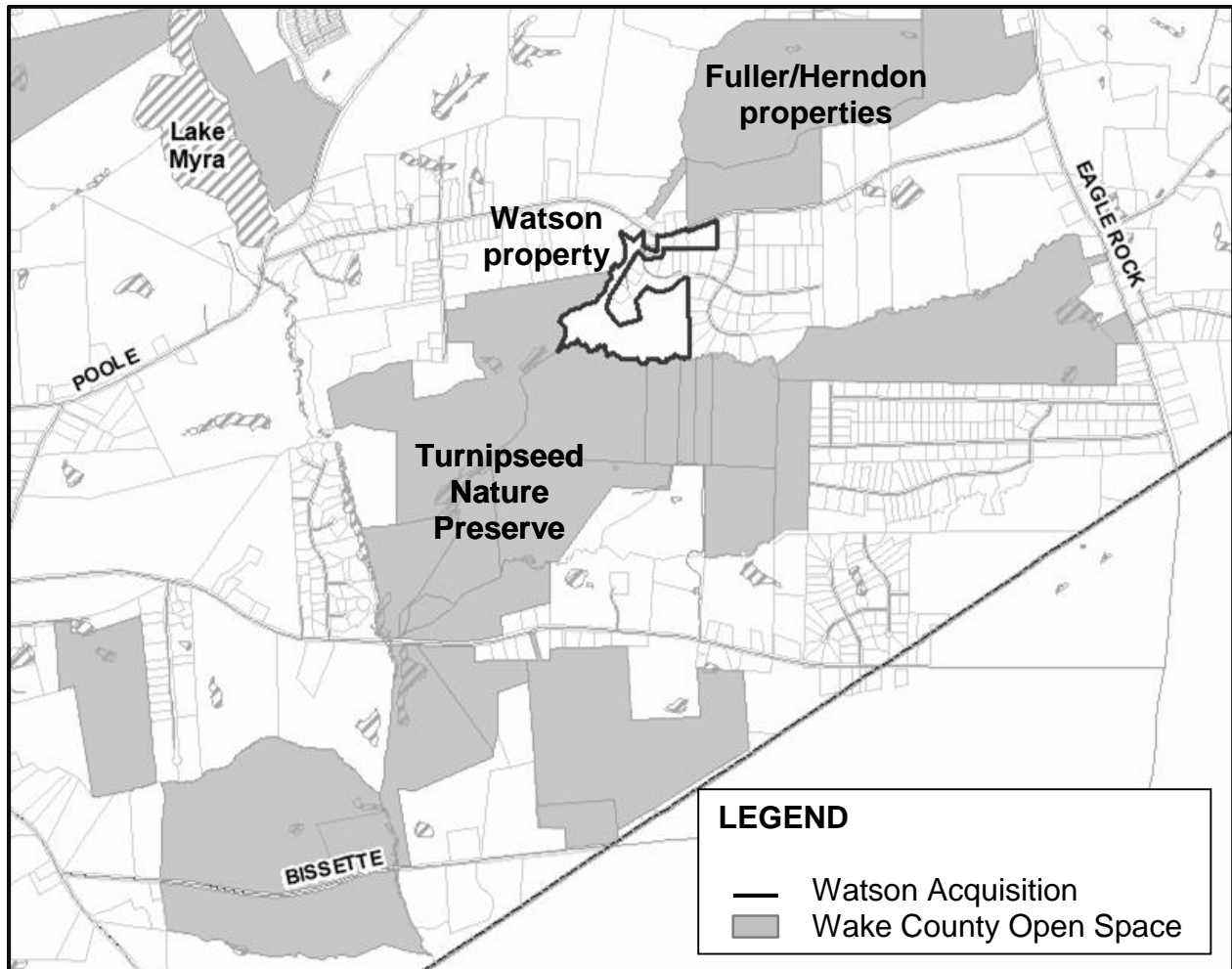
Fiscal Impact: The County's \$760,000 in proposed funding is funded with available revenues in the Open Space Element of the CIP.

Additional Information:

Through its Open Space Preservation Program, Wake County has acquired over 6,500 acres of land across the County. In 2004, as a part of the Program, the County began

acquiring land in the Marks Creek area and to date has acquired 1,527 acres of open space and park land.

The acquisition under current consideration is 37.389 acres owned by several individual members of the Watson Family who reside on the property. The acquisition could be combined with the Turnipseed assemblage to the south and would serve as a connector to the Fuller/Herndon Open Space properties to the north, providing additional stream buffer protection along tributaries of Marks Creek as they flow into the Turnipseed Nature Preserve.



The acquisition cost is estimated at \$700,000 or \$18,722 per acre. The sales price is supported by an appraisal from Richard C. Kirkland, Jr., MAI, that values the property at \$700,000. With the additional costs of surveys, appraisals, taxes, etc., staff estimates the total cost to acquire the Watson properties at approximately \$760,000. The full acquisition cost will be funded with Open Space funds.

The Open Space and Parks Advisory Committee (OSAPAC) reviewed this transaction at its January 2018 meeting and unanimously recommended moving forward with the acquisition.

Attachments:

1. Presentation
2. Budget Memo