

Item Title: Approve the Acquisition of 4.85 Acres of Open Space and Park Property adjacent to the future Beech Bluff County Park from JCLARKA, LLC

Specific Action Requested:
That the Board of Commissioners:

- 1. Appropriates \$168,000 in the Open Space Element of the County Capital CIP; and**
- 2. Authorizes the County Manager to execute an agreement to purchase 4.85 acres from the JCLARKA, LLC at a purchase price of \$168,000, 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.

Background: Since 2004, County staff has worked with the Adams family and several other land owners along Middle Creek to assemble land for the future Beech Bluff County Park. Currently, the park assemblage contains approximately 302 acres including the portions or the entirety of seven parcels previously owned by five entities. This acquisition will bring the total assemblage to over 307 acres.

The Open Space and Parks Advisory Committee reviewed this acquisition at its October 28, 2019 meeting and recommended it move forward to the Board of Commissioners for approval.

Board Goal: This action supports routine County operations.

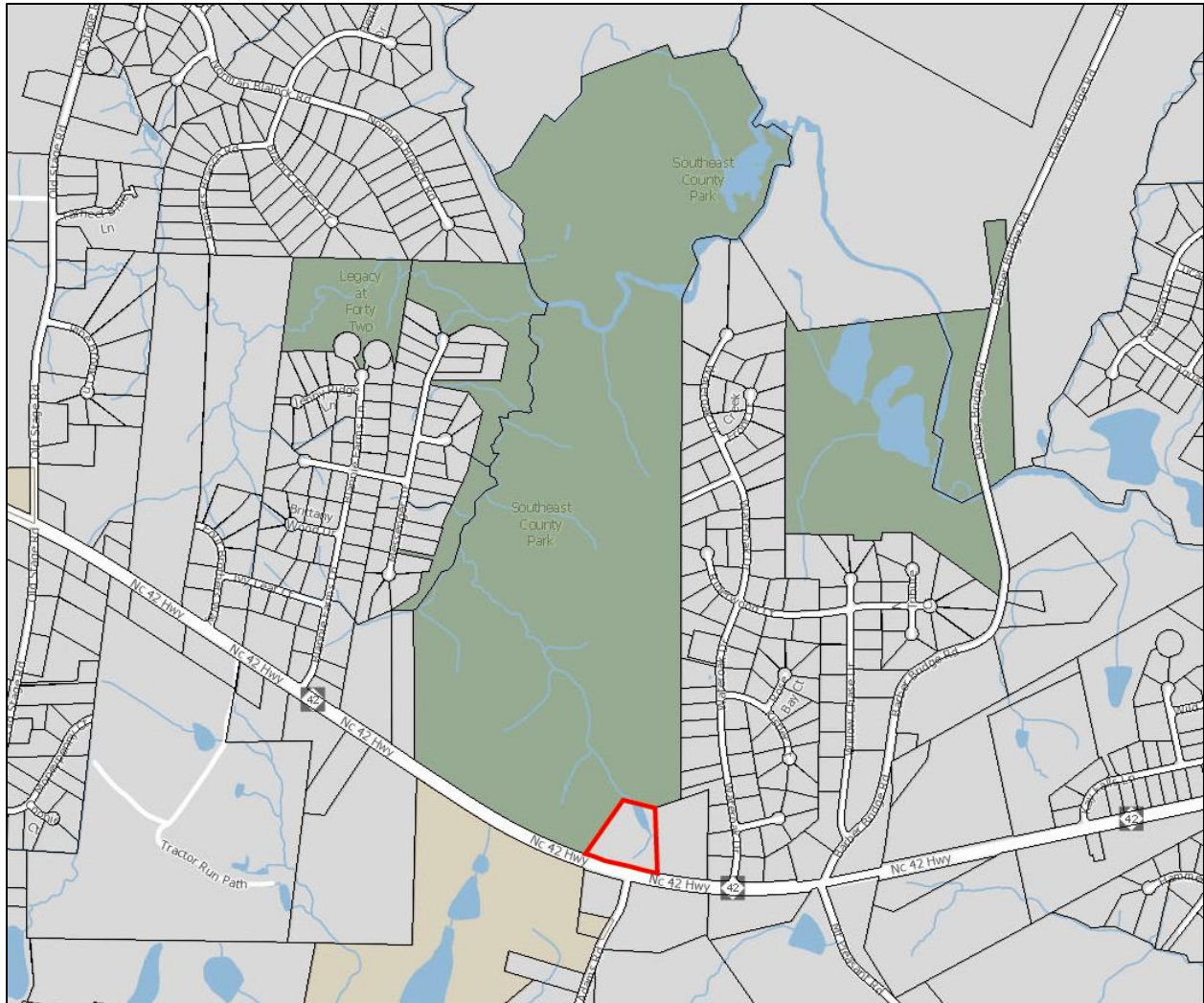
Fiscal Impact: The County's \$168,000 in proposed funding is funded with available revenue in the Open Space Element of the County Capital CIP.

Additional Information:

Since 2004, County staff has worked with several land owners along Middle Creek to assemble land for the future Beech Bluff County Park. Currently, the park assemblage contains over 300 acres including the portions or the entirety of seven parcels previously owned by five entities including the Adams Family, from which the bulk of the acreage has been acquired.

The park's acreage is a mix of farm fields, rolling woodlands, floodplain and sweeping bluffs dominated by American Beech trees that rise over 90 feet above the creek. This changing topography, its north and east orientation and the impact of Middle Creek as it bisects the area create many interesting habitats throughout the park.

The subject property is 4.85 acres located along NC Highway 42 adjacent to and just southeast of the current assemblage; this acquisition will add 540 feet of road frontage along NC Highway 42 for the park. The property currently has a single structure related to previous farm operations and a small pond. Staff from PROS and Facilities Design & Construction conducted a preliminary evaluation of the structure and determined it to be of little value to the future park. Should the Board approve the purchase of the property, the structure would likely be demolished. The pond is the only open water on the property outside Middle Creek and could be used in the park's educational programs, or as a source of irrigation for future agricultural practices.



Staff has evaluated these factors and the unique opportunity to add acreage to the future park site and recommends moving forward with the acquisition.

An agreement has recently been negotiated for the purchase of the 4.85 acres located along NC Highway 42, adjacent to existing Wake-owned property. The 4.85-acre property has been recently appraised by Richard C. Kirkland, Jr., MAI, with a value of \$33,814/acre, or approximately \$164,000. Staff estimates the total acquisition cost at \$168,000.

The Open Space and Parks Advisory Committee (OSAPAC) reviewed this transaction at its October 2019 meeting and unanimously recommended moving forward with the acquisition.

Attachments:

1. Budget Memo – County Capital - Parks, Recreation, Greenways, and Open Space