

Item Title: Sale of County Surplus Property along Old Cascade Drive, Garner, NC

Specific Action Requested:
That the Board of Commissioners:

- 1. Declares the subject property “Surplus”, in accordance with North Carolina General Statutes (NCGS);**
- 2. Accepts the \$600 offer for the purchase of approximately .12 acres of subject property, subject to a 10-day upset bid process in accordance with NCGS §160A-269;**
- 3. Directs the County Manager to execute a contract for sale of that property subject to the terms and conditions acceptable to the County Attorney; and**
- 4. Authorizes the Chairman to sign the deed and any other documents necessary to convey the subject property to the highest bidder, subject to the terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners must approve the sale or transfer of all County real property.

Background: In 1983, Wake County took title to the subject property by Property Tax Foreclosure. Due to its size and configuration, the property can only be utilized by neighboring property. County Staff recommends the sale of this property.

Board Goal: This action supports standard County operations.

Fiscal Impact: Revenue from the \$600 sales price will be credited to Housing Affordability and Community Revitalization.

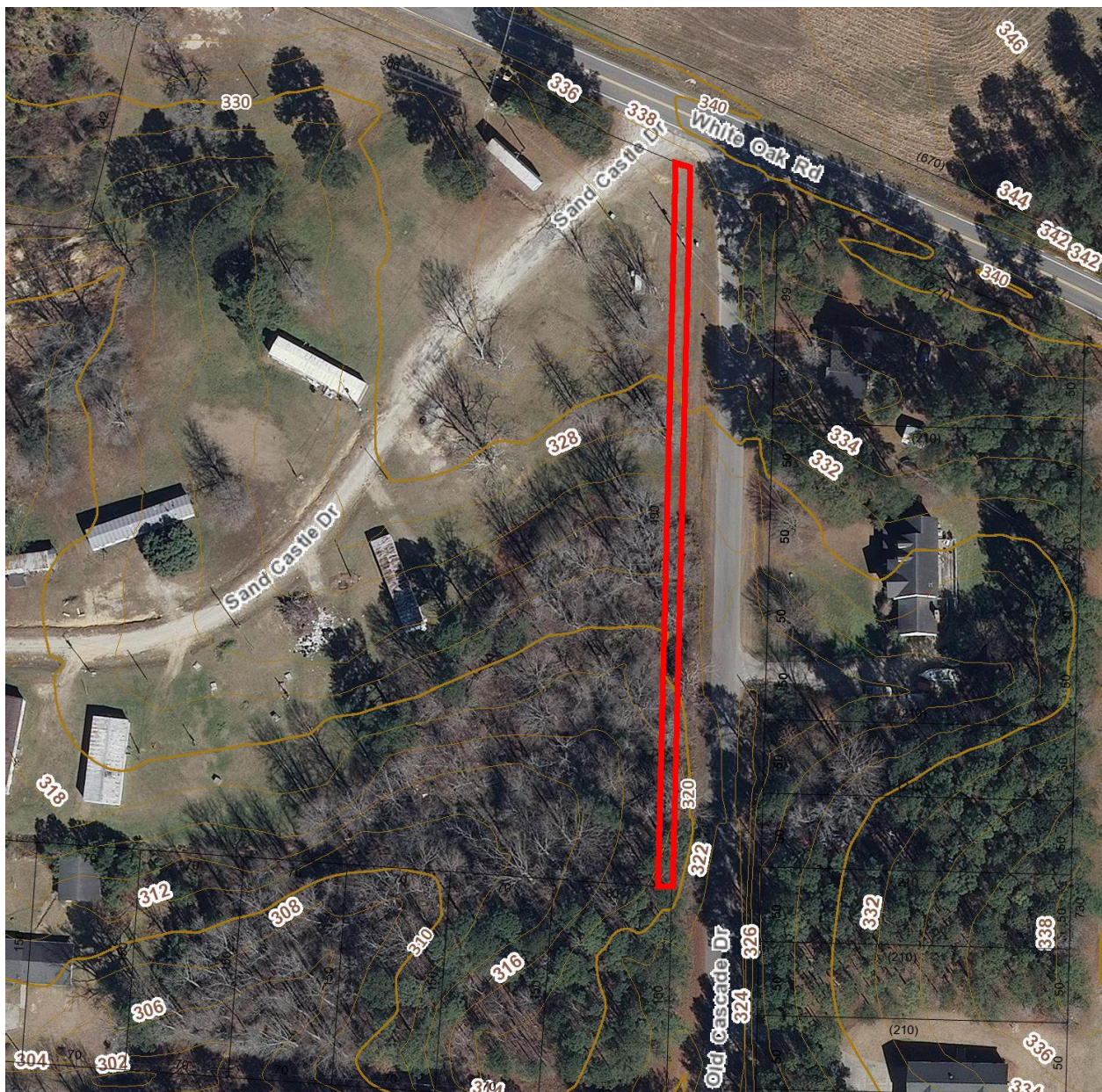
Additional Information:

Staff has compiled a list of Wake County properties that serve (or could possibly serve) a public purpose. This 10-foot wide strip is one such property. Wake County acquired the subject property in 1983 by tax foreclosure when the previous property owner became delinquent paying the property taxes on this small parcel along Old Cascade Drive near Garner.

Housing Affordability & Community Revitalization (HA&CR) staff has confirmed that the subject property does not meet their guidelines for affordable housing development. Staff

from Facilities Design & Construction reached out to the owner of the adjacent mobile home park to inquire about a possible sale. After some discussion and deliberation, the adjacent landowner made an offer of \$600 (tax value of the property). Given that the property is based on the Revenue Department's value and cannot be otherwise utilized, County staff feels that the \$600 offer is acceptable.

By adding this parcel to the existing mobile home park, the residents of a traditional affordable housing development would have access to another public street (Old Cascade Drive). The map below shows the subject property and its proximity to the existing mobile homes and Old Cascade Drive. By previous direction of this Board, the proceeds from the sale of this and other surplus property would be directed to further benefit the housing efforts of HA&CR.



Should the Board vote to accept this offer, County staff will cause a notice of intent to sale to be posted in the News and Observer as required by NCGS § 160A-269 to begin a 10-day upset bid process. If no upset bid is received within the allotted time period, the Manager would be authorized to sign the sales contract (a copy of which is attached) and the Chairman would be authorized to sign the deed transferring title of the subject property at a closing as advised by the County Attorney.

Attachments:

1. Area Map
2. iMaps Information on the Subject Property
3. Offer to Purchase
4. Notice of Offer to Sale