

## City Council – Action Request Form

**Date:** April 8, 2019

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**To:** The City Manager

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**From:** Evan Raleigh, Assistant City Manager  
S. Kirk Bjorling, Real Estate Administrator

**Council Action Requested:**

Resolution Authorizing the Sale of Certain City-Owned Property at 549 and 621 Brookwood Business Park Drive Under the Upset Bid Procedure (N.C.G.S. 160A-269) (Northeast Ward)

**Strategic Focus Area:** Economic Vitality and Diversity  
**Strategic Objective:** Recruit and Retain Employers  
**Strategic Plan Action Item:** No  
**Key Work Item:** No



**Summary of Information:**

The City is the owner of two remaining vacant lots in the Brookwood Business Park. They are known as 549 Brookwood Business Park Drive and further identified as Lot #1, Tax PIN 6836-67-9794, and 621 Brookwood Business Park Drive and further identified as Lot #2, Tax PIN 6836-68-5022. The two lots total 10.78 acres. The tax value for 549 Brookwood Business Park Drive is \$75,100, and the tax value for 621 Brookwood Business Park Drive is \$164,600, for a total tax value of \$239,700 for the two parcels.

Combs Wholesale Produce Company (Combs), 850 Trade Street NW, Winston-Salem, NC 27101, has submitted an offer of \$388,080 along with the required 5% bid deposit to purchase the property. Combs anticipates constructing a new building of up to approximately 80,000 square feet on the property to serve the needs of their wholesale produce business. The sale would serve to increase the tax base of the City of Winston-Salem and increase opportunities for employment.

Under the provisions of N.C.G.S. 160A-269, the City Secretary shall cause a notice of proposed sale, containing a general description of the property, the amount and terms of the offer, and a

**Committee Action:**

<b>Committee</b>	Finance 4/8/19	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

notice that within 10 days of the notice any person may raise the bid by not less than 10% of the first \$1000 and 5% of the remainder, to be published, and without further authorization of the Mayor and City Council, shall re-advertise the offer at the increased bid; and this procedure shall be repeated until no further qualifying bids are received, at which time the Mayor and City Council may accept the offer and sell the property to the highest bidder or reject any and all offers. In the event that no upset bid is received, the property will be sold to Combs or its assigns without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of Tax PIN 6836-67-9794 known as 549 Brookwood Business Park Drive and Tax PIN 6836-68-5022 known as 621 Brookwood Business Park Drive for \$388,080 to Combs Wholesale Produce Company or its assigns as herein stated under the upset bid procedure.