

## City Council – Action Request Form

**Date:** August 13, 2018

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**To:** The City Manager

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**From:** Damon C. Dequenne, Assistant City Manager  
S. Kirk Bjorling, Real Estate Administrator

**Council Action Requested:**  
Consideration of a Resolution Authorizing the Sale of a Certain City-owned Vacant Lot on Graytuck Drive Under the Upset Bid Procedure (N.C.G.S. 160A-269) (Southeast Ward)

**Strategic Focus Area:** Economic Vitality and Diversity  
**Strategic Objective:** Develop and Redevelop Commercial/Industrial Park Sites  
**Strategic Plan Action Item:** NO  
**Key Work Item:** NO



**Summary of Information:**  
 The City owns a vacant lot identified as Tax Pin 6864-50-4769, Forsyth County Tax Map located on Graytuck Drive off Temple School Road that is surplus to the City’s needs. The lot is zoned LI-S and contains approximately 5.31 acres. The current tax value is \$208,700 and the appraised value is \$182,150. The lot is a remnant remaining from the Dell Project. An offer was approved by the City Council on October 16, 2017 to sell the property to Powerscreen Mid-Atlantic, Inc. (Powerscreen) for \$146,025, but Powerscreen made the decision to not complete the sale.

The City has now been approached by Piedmont Hoist and Crane, Inc. (Piedmont) to purchase the property for the same \$146,025. Piedmont plans to purchase this property in conjunction with the purchase of the Keen Transport property which adjoins the City property. Piedmont proposes to construct an approximately 50,000 sq. ft. building for manufacturing and office needs. All work is to be performed inside the building, unlike the previous plans of Powerscreen. No buildings or improvements are planned for the Graytuck Drive property. The property will serve as excess land in the near future and controlled by the same site conditions that were part of the site plan which was approved by City Council for Powerscreen. This property is purchased “As Is/Where Is And With All Faults”. The sale of this vacant lot will

**Committee Action:**

<b>Committee</b>	Finance 8/13/18	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

eliminate further City maintenance and place it back on the tax rolls with greater revenue realized for the City.

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 properties, the amount and terms of the offer, and a notice that within ten days any person may raise the bid by not less than ten percent of the first \$1,000 and 5% of the remainder, to be published, and without further authorization of the City Council, shall re-advertise the offer at the increased bid; this procedure shall be repeated until no further qualifying bids are received, at which time the City Council may accept the offer and sell the properties to the highest bidder or reject any and all offers. In the event that no upset bid is received, the properties will be sold to Piedmont Hoist & Crane, Inc. without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of Tax PIN 6864-50-4769, under the upset bid procedure to Piedmont Hoist & Crane, Inc. or its assigns as herein stated.