

## City Council – Action Request Form

**Date:** November 19, 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 Six City-Owned Vacant Lots on Cotton Street Under the Upset Bid Procedure (N.C.G.S. 160A-269) [South Ward].

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** Improve Character and Condition of Neighborhoods

**Strategic Plan Action Item:** No

**Key Work Item:** Yes



**Summary of Information:**

The City owns six vacant lots on Cotton Street which remain from the Salem Pointe Development which was constructed during the 1990's. The six lots are further identified in the attached Exhibit A. The City has received an offer to purchase the lots from Infill Delicate LLC, Brice Shearburn, Principal, PO Box 21674, Winston-Salem, NC 27120, for the appraised value of \$91,500. Mr. Shearburn proposes to construct new single-family housing on the lots. Renderings of the proposed houses, the site plan, representative floor plans, and due diligence information is included in Exhibits B, C, D, E, and F. The developer does not request nor require any City provided incentives or funding. The lots are sold "As Is/Where Is And With All Faults."

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

**Committee Action:**

<b>Committee</b>	<u>Finance 11/19/18</u>	<b>Action</b>	<u>Approval</u>
<b>For</b>	<u>Unanimous</u>	<b>Against</b>	<u></u>

**Remarks:**

received, the properties will be sold to Infill Delicate LLC, without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of the lots identified in Exhibit A under the upset bid procedure to Infill Delicate LLC, or its assigns, as herein stated.