

City Council – Action Request Form

Date: October 9, 2017

To: The City Manager

From: S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Consideration of a Resolution Authorizing the Sale of Certain City-owned Property at 1405 Addison Avenue Under the Upset Bid Procedure (N.C.G.S. 160A-269) (East Ward)

Strategic Focus Area: Livable Neighborhoods
Strategic Objective: Improve Character and Condition of Neighborhoods
Strategic Plan Action Item: No
Key Work Item: No



Summary of Information:

The City owns a single-family lot and a house situated thereon identified as Tax PIN 6836-92-9325 located at 1405 Addison Avenue. The lot is zoned residential, contains approximately 7,840 sq. ft., and the five room house contains 1,144 sq. ft. (living room, kitchen, three bedrooms, and two baths). The property was acquired through mortgage foreclosure in 2016. The tax value is \$33,900. By selling this property, it will also be placed back on the tax rolls and greater revenue will be realized for the City. Rev. Benjamin F. Humphrey, Jr. and Pearl P. Humphrey, 123 Northwoods Circle, Winston-Salem, NC 27105 have submitted an offer along with the required deposit to purchase this investment property. The offer is \$49,000 which is the highest offer received since acquisition. This offer will also make the City whole on its investment.

The property is being purchased “As Is/Where Is and With All Faults”. The Buyer has agreed to the following provision in the purchase contract: “The Buyer agrees that no noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to adjacent owners. The lot and any improvements

Committee Action:

Committee	Finance 10/9/2017	Action	Forwarded to Council
For	Council Members: Clark and Adams	Against	Opposed: Council Member MacIntosh; Abstaining: Council Member Burke

Remarks:

thereon must be maintained in accordance with any and all applicable Housing, Sanitation, Environmental codes and other applicable codes of the City of Winston-Salem.”

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 notice that within ten days any person may raise the bid by not less than ten percent of the first \$1,000 and five percent of the remainder, to be published, and without further authorization of the 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 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 Rev. Benjamin F. Humphrey, Jr. and Pearlie P. Humphrey without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of Tax PIN 6836-92-9325, known as 1405 Addison Avenue under the upset bid procedure to Rev. Benjamin F. Humphrey, Jr. and Pearlie P. Humphrey or their assigns as herein stated.