

City Council – Action Request Form

Date: January 10, 2022

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Aaron King, Assistant City Manager
S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Resolution Authorizing the Sale of a City-Owned Vacant Lot on Bethania Station Road Under the Upset Bid Procedure (N.C.G.S. 160A-269) (North 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 of Winston-Salem owns a vacant lot at 3900 Bethania Station Road which is surplus to the City’s needs. The lot is in a floodplain and has limited utility. The lot contains 1.42 acres and is identified as Tax PIN 6818-70-2228. DCWS Commercial, LLC (DCWS), 8042 Quail Creek Drive, Colfax, NC 27235 has offered to purchase the lot for the tax value amount of \$23,300 in accordance with N.C.G.S. 160A-269. This price is believed to be reasonable for this lot with limited utility. DCWS owns the adjoining property and has plans to incorporate this City-owned lot with their existing lot. The lot is sold “As Is/Where Is And With All Faults.”

Under the provisions of N.C.G.S. 160A-269, the City Clerk 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 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 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 DCWS Commercial, 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 DCWS Commercial, LLC, or its assigns, as herein stated.

Committee Action:

Committee	<u>Finance 1/10/22</u>	Action	<u>Approval</u>
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For	<u>Unanimous</u>	Against	<u></u>
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Remarks: