

City Council – Action Request Form

Date: August 14, 2017
To: The City Manager
From: S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Consideration of a Resolution Authorizing the Sale of a Certain City-owned Vacant Lot at 1011 East Clemmons Road Under the Upset Bid Procedure (N.C.G.S. 160A-269) (Southeast Ward)

Summary of Information:

The City owns a vacant lot identified as Tax Pin 6844-03-0549, Forsyth County Tax Map located at 1011 East Clemmons Road that is surplus to the City’s needs. The lot is zoned residential and contains approximately 16,988 sq. ft. The current tax value is \$5,900.

Juan Rocha, 1505 Jubilee Trail, Kernersville, NC 27284, has submitted an offer to purchase the lot. The offer is \$5,900. The Buyer will build a new home on the lot. The beginning of construction is planned for the spring of 2018 with completion by the fall of 2018. The sale of this vacant lot will eliminate further City maintenance and place it back on the tax rolls with greater revenue realized for the City. It is believed to be in the best interest of the City to sell this lot now for the offered price.

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 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 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 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; 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

Committee Action:

Committee	Finance 8/14/17	Action	Approval
For	Unanimous	Against	

Remarks:

bid is received, the properties will be sold to Juan Rocha without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of Tax PIN 6844-03-0549, under the upset bid procedure to Juan Rocha or his assigns as herein stated.