

City Council – Action Request Form

Date: December 13, 2021

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 Surplus Remnant Lot to the Windfield Association, Inc. Under the Upset Bid Procedure (N.C.G.S. 160A-269)

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:
 On June 14, 2021, the Winston-Salem/Forsyth County Utility Commission authorized the purchase of a lot at the intersection of Frye Bridge Road and Windfield Street. The 0.480-acre lot is identified as Parcel 08-001-B-000-0032, ID Number 6801-03-33-5592. The lot was purchased due to an encroachment of a driveway from the adjoining dechlorination facility lot. This new lot which was recently purchased has now been subdivided into a 0.15 acre-parcel to be retained for consolidation with the dechlorination facility lot, and a 0.33-acre parcel that is no longer needed to support the adjoining facility. The lots are further described in Plat Book 80, Page 13 of the Davidson County Registry.

It is proposed that this 0.33-acre unbuildable surplus remnant lot be sold to the Windfield Association, Inc., known as Windfield HOA, for \$500 based on the upset bid procedure. This would eliminate the need for the Utilities Department to maintain the property in perpetuity and, at the same time, the lot would be a benefit to the adjoining Windfield HOA. The lot is sold “As Is/Where Is And With All Faults.”

The Winston-Salem/Forsyth County Utility Commission and staff are supportive of this disposition of property.

Committee Action:

Committee	Finance 12/13/21	Action	Approval
For	Unanimous	Against	
Remarks:			

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 Windfield Association, Inc., without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of the lot described herein under the upset bid procedure to Windfield Association, Inc., or its assigns, as herein stated.