

City Council – Action Request Form

Date: June 14, 2021

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

From: Damon C. Dequenne, Assistant City Manager
S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Resolution Authorizing the Sale of a Portion of a Lot Located at 3336 Old Salisbury Road Under the Upset Bid Procedure (N.C.G.S. 160A-269) [South Ward]

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Develop and Redevelop Commercial/Industrial Park Sites

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

The City owns a lot at the entrance to the Old Salisbury Road Construction and Demolition Landfill located at 3336 Old Salisbury Road. The lot is composed of 2.39 acres and is further identified as Tax PIN 6822-40-3512. Andreasville, LLC (Andreasville), 7947 Forsythia Circle, Clemmons, North Carolina 27012 has proposed to purchase a southern portion of the lot, containing approximately 1.10 acres, for incorporation into a planned 20,000 square foot retail building site.

Andreasville has offered \$150,000 for this portion of the lot. The prorated tax value of this approximate 1.10-acre portion is \$16,000. All required buffering, landscaping, and fencing related to the landfill will be maintained, and the entrance to the landfill will not be encumbered. The sale is contingent upon successful execution of an agreement documenting the buyer's commitment to install plantings and fencing, and acknowledgement of the presence of a landfill as a neighboring use.

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

Under the provisions of N.C.G.S. 160A-269, the City Clerk shall cause a notice of proposed sale,

Committee Action:

Committee _____	Action _____
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For _____	Against _____
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Remarks: _____

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 no upset bid is received, the property will be sold to Andreasville, LLC, without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution requests that the City Council of the City of Winston-Salem authorize the sale of the approximate 1.10-acre southern portion of Tax PIN 6822-40-3512, as further illustrated on the attached map, to Andreasville, LLC, or its assigns, under the upset bid procedure as herein stated.