

City Council – Action Request Form

Date: October 14, 2019

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

From: Tasha Logan Ford, Assistant City Manager
S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Resolution Authorizing the Sale of Certain Surplus City-Owned Property in the Area of New Hope Lane and East Twenty-First Street Pursuant to N.C.G.S. 160A-274 (Northeast 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:

On July 19, 1999, the City Council adopted a redevelopment plan for an area to be known as Northeast Winston #2. The area was bounded by Highway 52 on the west, Cleveland Avenue on the east, the rear lot lines of Twenty-First Street on the north, and New Hope Lane on the south. The plan was further amended by City Council on March 24, 2003. Properties were acquired, replatted, and infrastructure put into place. On April 18, 2005, the City Council adopted a resolution designating the Housing Authority of Winston-Salem (HAWS) and its affiliates as the preferred developer for Northeast Winston #2 and authorized HAWS to purchase the available lots at their appraised values. HAWS placed bid offers on 24 lots and the 5% bid deposit of \$5,800 was paid. In the 14 years since approval was granted, HAWS has not proceeded with the development of the lots.

The Winston-Salem/Forsyth County Board of Education (Board of Education) has need of building a new school to replace the Ashley Elementary School. The Board of Education has made an offer to purchase 16 of the lots which are currently still under option to HAWS along with two additional lots, for a total of 18 lots. These lots are further illustrated in attached Exhibit A. The purchase price would be at the current appraised value of \$207,076. The appraised value includes the infrastructure development costs of the lots. The property is purchased “As Is/Where Is And With All Faults.”

Committee	<u>Finance 10/14/19</u>	Action	<u>Approval</u>
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For	<u>Unanimous</u>	Against	<u></u>
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Remarks:

The purchase of the 18 lots by the Board of Education will require that the previous authorization of the sale of 24 lots to HAWS in 2005 be rescinded and the agreement voided. The City Council may elect to return the 2005 bid deposit in the amount of \$5,800 to HAWS or elect to retain the bid deposit. The attached resolution includes the provision to return the bid deposit to HAWS.

The attached resolution authorizes the sale of 18 lots described in the attached Exhibit A, pursuant to N.C.G.S. 160A-274, to the Winston-Salem/Forsyth County Board of Education as herein stated and to rescind the previous 2005 agreement to sell 24 lots in the Northeast Winston #2 Redevelopment Project to Housing Authority of Winston-Salem.