

City Council – Action Request Form

Date: June 12, 2017

To: The City Manager

From: S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Consideration of a Resolution Authorizing the Sale of Certain City-owned Property at 4900 Rumley Circle Under the Upset Bid Procedure (N.C.G.S. 160A-269) (North Ward)

Summary of Information:

The City owns a single-family lot and a house situated thereon identified as Tax PIN 6827-49-4385 located at 4900 Rumley Circle. The lot is zoned residential, contains approximately 10,454 sq. ft., and the seven room house contains 1,449 sq. ft. (living room, kitchen, den, four bedrooms, and two baths). The property was acquired through mortgage foreclosure. The tax value is \$58,000. Aura Estela Canales, 3654 Denver Street, Winston-Salem, NC 27101 has submitted an offer along with the required deposit to purchase the property. The offer is \$65,000 with the City paying up to \$1,950 in closing costs. Ms. Canales will be resident homeowner who will live in the house. By selling this property, it will be placed back on the tax rolls and greater revenue will be realized for the City.

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 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 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; and 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 Aura Estela Canales without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of Tax PIN 6827-49-4385, known as 4900 Rumley Circle under the upset bid procedure to Aura Estela Canales or her assigns as herein stated.

Committee Action:

Committee	Finance 6/12/17	Action	Approval
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For	Unanimous	Against	
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Remarks: