

City Council – Action Request Form

Date: October 11, 2021

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

From: Aaron King, Interim Assistant City Manager
S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Resolution Authorizing the Sale of a City-Owned Vacant Lot on East Fourth Street Under the Upset Bid Procedure (N.C.G.S. 160A-269) (East 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:

United Metropolitan Missionary Baptist Church (UMMBC), in partnership with PNC Bank and Liberty Atlantic Group, LLC, is developing a 324-unit workforce housing community in the East End neighborhood adjacent to Innovation Quarter. The City of Winston-Salem owns a small irregularly shaped lot which is vital to the development of this project and surplus to the City’s needs. The lot has limited utility except in combination with the adjacent lots. The lot contains 0.04 acres and is identified as Tax PIN 6835-57-8504. Liberty Atlantic Group, LLC, 8349-P, Arrowridge Boulevard, Charlotte, NC 28273, UMMBC’s partner, has offered to purchase the lot for the tax value amount of \$1,000 in accordance with N.C.G.S. 160A-269. This price is believed to be reasonable for this lot with limited utility. The lot is sold “As Is/Where Is And With All Faults.”

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

Committee Action:

Committee	<u>Finance 11/8/2021</u>	Action	<u>Approval</u>
For	<u>Unanimous</u>	Against	<u></u>

Remarks:

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 Liberty Atlantic Group, LLC without further City Council action. If raised bids are received, City Council confirmation is required.

The attached resolution authorizes the sale of the lots identified in Exhibit A under the upset bid procedure to Liberty Atlantic Group, LLC, or its assigns, as herein stated.