

**CONTRACT ROUTING FORM**

1. Complete the information below BEFORE printing and completing items 2 through 7. Items in red are required.

Department: County Manager's Office

Department contract file name (use effective date): ChathamCountySchools\_ManagerOffice\_20230805

Project Code: ChathamCountySchools\_ManagerOffice\_2023080

Contract type: Agreement

Contracted Services/Goods: Purchase of Old Schools Central Services

Building and Property

Contract Component: undefined

Change Order Number/Addendum Number: Click here to enter text.

Vendor Name: Chatham County Schools

Effective Date: September 5, 2023

Approved by: Commissioners

Date approved by the BOC: July 17, 2023

Ending Date: Click here to enter a date.

Total Amount: \$2,770,290.80

Please Return Contract to:

Name: Chris Blice and Bryan Thompson

Email:

[chrisblice@chatham.k12.nc.us](mailto:chrisblice@chatham.k12.nc.us)

[bryan.thompson@chathamcountync.gov](mailto:bryan.thompson@chathamcountync.gov)

[gov](http://gov)

Special Instructions for Clerks

Office: None

2. Department Head or his/her designee has read the contract in its entirety.

By: Bryan Thompson  (Department Head signature required)

3. County Attorney has reviewed and approved the contract

County Attorney has reviewed and rejects the contract  Reason: \_\_\_\_\_

This is an automatic renewal and does not require approval from the County Attorney: Yes  No



If this box is checked the County Attorney's Office has reviewed the contract but has not made needed changes to protect the County because the contract is a sole source contract and the services required by the County are not available from another vendor.

4. Technical/MIS Advisor has reviewed the contract if applicable. Yes  No

5. Vendor has signed the contract. Yes  No

6. A budget amendment is necessary before approval. Yes  No

If budget amendment is necessary, please attach to this form.

7. Approval

Requires approval by the BOC - contracts over \$100,000.00. Follow Board submission guidelines.

Requires approval by the Manager – contracts \$100,000 or less.

8. Submit to Clerk.

**Clerk's Office Only**

Finance Officer has signed the contract

The Finance Officer is not required to sign the contract

## AGREEMENT FOR PURCHASE OF REAL PROPERTY

THIS AGREEMENT, effective the 17 day of July, 2023 by and between the Chatham County Board of Education ("Seller"), whose address is 468 Renaissance Drive, Pittsboro, NC 27312 and Chatham County ("Buyer"), whose address is 12 East Street, P.O. Box 1809, Pittsboro, NC 27312.

### WITNESSETH:

WHEREAS, Seller is the fee simple owner of the following described real property:

Being that certain tract or parcel of land, together with all improvements thereon, lying and being situate the Town of Pittsboro, Chatham County, North Carolina, with the address of 369 West Street, Pittsboro, NC 27312, Parcel ID number 62426, containing approximately 8.875 acres, save and except a 0.736 acre area in the southeastern corner of the property encumbered by the Pittsboro Elementary School gravel parking area, and known collectively as the "Former Central Services Facility", which was conveyed from Dr. R. M. Farrell and wife, Myrtle Farrell to the Chatham County Board of Education via deed dated April 30, 1952, and recorded in Book KY, Page 529, Chatham County Registry, a copy of which is attached hereto as Exhibit A and incorporated by reference (the "Property"); and

WHEREAS, Buyer has agreed to purchase the Property from Seller pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Sale. The Seller agrees to sell and the Buyer agrees to buy the Property, consisting of the land and all the buildings, other improvements, and fixtures on the land and all of the Seller's rights in and to the land and as more particularly described in Exhibit A attached hereto.
2. Purchase Price. Two Million Seven Hundred Seventy Thousand Two Hundred Ninety and 80/100 Cents (**\$2,770,290.80**) payable to Seller by certified check at closing.
3. Closing. Buyer and Seller agree that closing shall take place as soon as possible after the execution of this Agreement and the corresponding deed to the Property. The parties agree that time is of the essence.
4. Transfer of Ownership. At the closing, Seller will transfer ownership of the Property to Buyer via a Special Warranty Deed.
5. Physical Condition of the Property. The Property is being sold "as is." Seller does not make any claims or promises about the condition or value of any of the property included in this sale. Buyer assumes all risk for lead paint, asbestos, underground storage tanks or any other hazardous materials that are on the Property. Buyer makes this offer in full reliance upon its own independent investigation and judgment. There are no verbal agreements, which modify or affect this offer. The acceptance of a deed by Buyer shall be deemed to be the full performance of every

CHATHAM COUNTY BOARD OF EDUCATION

By: *Gary Leonard*  
Gary Leonard, Chair

Attest:

*[Signature]*  
Dr. Anthony Jackson, Superintendent

CHATHAM COUNTY

By: *Karen A. Howard*  
Karen Howard, Chair of the Board  
of Commissioners

Attest:

*Lindsay K. Ray*  
Lindsay Ray, Clerk, Board of Commissioners



This instrument has been pre-audited in the manner required  
by the Local Government Budget and Fiscal Control Act.

*Roy Lynch*  
Roy Lynch, Finance Officer

**RESOLUTION**

**WHEREAS**, the Chatham County Board of Education owns property known as the "former central services facility" which is located at 369 West Street, Pittsboro, North Carolina 27312, containing approximately 8.875 acres, save and except a 0.736 acre area in the southeastern corner of the property encumbered by the Pittsboro Elementary School gravel parking area;

**WHEREAS**, the Board has declared the property surplus and no longer necessary for public school purposes;

**WHEREAS**, the Board finds that the best interests of the Chatham County Schools would be served by the sale of said real property in accordance with the North Carolina General Statutes;

**WHEREAS**, the Board wishes to dispose of the property pursuant to G.S. 115C-518 and G.S. 160A-274, providing for the sale of real property to Chatham County;

**WHEREAS**, Chatham County has offered **\$2,770,290.80** to purchase the property; and

**WHEREAS**, the Board accepts the offer and desires to transfer ownership of the property to Chatham County;

**NOW, THEREFORE, BE IT RESOLVED** by the Chatham County Board of Education that:


1. The Board hereby accepts the \$2,770,290.80 offer as described above and approves the sale of the property to the Chatham County in an "AS IS" condition and with Chatham County being solely responsible for the preparation of the deed and all closing costs; and
2. The Board Chairperson and Superintendent are authorized to execute any and all documents required to transfer title of the property to Chatham County as noted in this resolution.

**ADOPTED** this 14<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
Gary Leonard, Chair

(Corporate Seal)

ATTEST:

  
\_\_\_\_\_  
Dr. Anthony Jackson, Superintendent