



Chatham County, NC

Legislation Text

File #: 22-4339, **Version:** 1

Vote on a request to 1) accept an offer in the amount of \$1,600 for real property in ownership of Chatham County located north of the intersection of Old US 421 N and Ward Road on the Chatham Randolph County line, with Parcel ID Number 0000189; 2) require the offeror to deposit five percent (5%) of the bid with the Clerk to the County Board of Commissioners; 3) publish a notice of the offer, which notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder; and 4) otherwise initiate and follow the “negotiated offer, advertisement, and upset bids” process definite in NC General Statute 160A-269

Action Requested: Vote on a request to 1) accept an offer in the amount of \$1,600 for real property in ownership of Chatham County located north of the intersection of Old US 421 N and Ward Road on the Chatham Randolph County line, with Parcel ID Number 0000189; 2) require the offeror to deposit five percent (5%) of the bid with the Clerk to the County Board of Commissioners; 3) publish a notice of the offer, which notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder; and 4) otherwise initiate and follow the “negotiated offer, advertisement, and upset bids” process definite in NC General Statute 160A-269

Introduction & Background: Chatham County has received an offer of \$1,600, by a private party, for a 0.41-acre parcel of land located north of the intersection of Old US 421 N and Ward Road on the Chatham Randolph County line, with Parcel ID Number 0000189, which is in the ownership of the County. The County obtained possession of this property by way of a tax foreclosure sale in March 2012; the purchase price being \$1,138.21.

The County is authorized to dispose of real property belonging to it through five different methods defined by state law. These methods include private negotiation and sale; advertisement for sealed bids; negotiated offer, advertisement, and upset bid; public auction; and exchange. Having an initial offer already made, staff seeks approval by the Chatham County Board of Commissioners to engage in the “negotiated offer, advertisement, and upset bid” process, as defined by law. NC G.S. 160A-269 describes this process in detail, which includes those actions specified in this abstract under “action requested.”

Discussion & Analysis: The subject property is not currently in use by the County for an active public purpose, nor is it anticipated that any definable public use will be realized in the future if the County were to maintain ownership of this property. Accordingly, staff recommends disposing of this property through the proposed competitive process, which will allow the property to be placed in private ownership, where the public good may be served by being adding to the Chatham County tax base.

How does this relate to the Comprehensive Plan:

Budgetary Impact: The initial sale of the subject property will have a limited impact on the annual operating budget, as it will 1) involve an expense associated with the procedural requirements of this process, and 2) generate revenue to the general fund resulting from the sale proceeds. Provided it is not placed under tax exempt status following the sale, this property will be subject to a tax levy resulting in ongoing general fund revenue generation.

Recommendation: Approve the request to 1) accept an offer in the amount of \$1,600 for real property in ownership of Chatham County located north of the intersection of Old US 421 N and Ward Road on the Chatham Randolph County line, with Parcel ID Number 0000189; 2) require the offeror to deposit five percent (5%) of the bid with the Clerk to the County Board of Commissioners; 3) publish a notice of the offer, which notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder; and 4) otherwise initiate and follow the “negotiated offer, advertisement, and upset bids” process definite in NC General Statute 160A-269