

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: October 10, 2016 AGENDA ITEM NUMBER: 10

SUBJECT: RESOLUTION AUTHORIZING PUBLICATION OF AN OFFER TO PURCHASE COUNTY OWNED REAL PROPERTY BY NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE AND REJECTING ALL OTHER OFFERS (BOOKER STREET)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

As a result of a property tax foreclosure proceeding, the County owns real property located on Booker Street, and further identified as PIN 6846-12-9708.00. This property was obtained in 2007 and the County has provided grounds maintenance services to this parcel since that time. The County has received an offer of \$2,100.00 from Christopher D. Casey to purchase this property. This offer is equal to the tax value of the property. The property is land locked, zoned RS7, and is .13 acres in size.

It is recommended by the County Manager and the General Services Director that the above-described parcel be declared surplus and sold using the negotiated offer, advertisement, and upset bids procedure as set forth in the N.C.G.S. 160A-269.

ATTACHMENTS: YES NO

SIGNATURE: *J. Audrey Clatter, Jr.* DATE: October 6, 2016
COUNTY MANAGER

**RESOLUTION AUTHORIZING PUBLICATION OF AN OFFER TO PURCHASE
COUNTY OWNED REAL PROPERTY BY NEGOTIATED OFFER,
ADVERTISEMENT, AND UPSET BIDS PROCEDURE AND
REJECTING ALL OTHER OFFERS
(BOOKER STREET)**

WHEREAS, as a result of a property tax foreclosure proceeding, Forsyth County currently owns property located on Booker Street, Winston-Salem, N.C. and further identified as Parcel Identification Number 6846-12-9708.00, for which the County has no use and wishes to sell to the highest bidder; and

WHEREAS, on August 29, 2016, Forsyth County received an offer in the amount of \$2,100.00 and received full payment of the offer amount by cashier's check from Christopher D. Casey to purchase the above-described real property, subject to advertisement and increased/upset bids; and

WHEREAS, pursuant to the provisions of N.C.G.S. 160A-269, Forsyth County is required to publish a notice of the offer for increased/upset bids;

NOW, THEREFORE, BE IT RESOLVED that the Forsyth County Board of Commissioners hereby rejects all prior offers received on the Booker Street property.

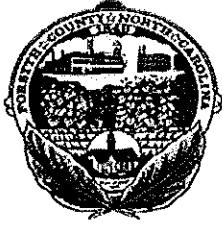
BE IT FURTHER RESOLVED pursuant to the provisions of N.C.G.S. 153A-176 and 160A-269, that Forsyth County plans to sell the above-described real property by negotiated offer, advertisement, and upset bids procedure and has received an offer as described above and the Board proposes to accept the said offer or any valid increased/upset bid received as provided by law, and to sell the property to the highest bidder.

BE IT FURTHER RESOLVED that the Clerk to the Board is hereby authorized and required to collect the bid amount of Christopher D. Casey and a deposit of five percent (5%) of the bid amount of any subsequent qualifying increased/upset bid.

BE IT FURTHER RESOLVED that the County Manager is hereby authorized to publish a notice of the said offer as required by N.C.G.S. 160A-269 and to re-advertise the offer at any increased/upset bid received until no further qualifying increased/upset bids are received.

BE IT FURTHER RESOLVED that Forsyth County may at any time reject any and all offers.

Adopted this the 10th day of October 2016.



Forsyth County Government

Surplus Property

OFFER TO PURCHASE

I hereby submit a bid and offer to purchase certain real property owned by Forsyth County.

The property is identified as:

Parcel Identification Number: 6846-12-9708.00

Street Address: Booker St

My bid for the property listed above is \$ 2,100.00. Attached is a certified check or money order in the amount of \$ 2,100.00 as a deposit of not less than 5% of my total bid (please make checks payable to Forsyth County). I understand that a receipt for my payment will be mailed to me within a week of the County receiving my payment.

If my bid is the highest bid after all qualifying upset bids are received and advertised for upset bids, I request the Forsyth County Board of Commissioners accept the offer and sell the property to me. I request Forsyth County prepare a deed for the property listed above in the following name(s) as Grantee(s):

Owner 1: C.D. Casey, II

Owner 2: C.D. Casey

Upon notification that my offer has been accepted, I will pay the balance of the purchase price in full by certified check or money order payable to Forsyth County. I understand that I will be responsible for recording the deed and all expenses associated therewith. I further understand that should my bid be upset, my deposit will not be refunded until the successful completion of the entire bidding process. I further understand that should my bid be accepted and I fail to pay the balance of the purchase price in full, I will forfeit to Forsyth County the amount of any deposit I have paid on the property.

Name: C.D. Casey

Address: 360 Asheville School Road
Asheville, NC 28806

Telephone: 713-724-6786

Email: cdc@cdc Casey.com

Signature: 

Date: 8/29/2016

*** Please note that not all bids received will be accepted for advertisement. Should your bid not be accepted, you will receive written notification as soon as a decision has been reached. Please mail all bid forms and deposits to:

Forsyth County General Services
Attention: Kirby Robinson, Property Manager
201 N. Chestnut Street
Winston-Salem, NC 27101



Terms and Conditions (Remitter and Payee):

- * Please keep this copy for your record of the transaction
- * The laws of a specific state will consider these funds to be "abandoned" if the Cashier's Check is not cashed by a certain time
 - Please cash/deposit this Cashier's Check as soon as possible to prevent this from occurring
 - In most cases, the funds will be considered "abandoned" before the "Void After" Date
- * Placing a Stop Payment on a Cashier's Check
 - Stop Payment can only be placed if the Cashier's Check is lost, stolen, or destroyed
 - We may not re-issue or refund the funds after the stop payment has been placed until 90 days after the original check was issued
- * Please visit a Chase branch to report a lost, stolen, or destroyed Cashier's Check or for any other information about this item

**FOR YOUR PROTECTION SAVE THIS COPY
CASHIER'S CHECK**

Customer Copy

9243710156

08/30/2016

Void after 7 years

Remitter: CHRISTOPHER D CASEY

\$ 2,100.00 ****

Pay To The Order Of: FORSYTH COUNTY

Memo: _____
Note: For information only. Comment has no effect on bank's payment.

Drawer: **JPMORGAN CHASE BANK, N.A.**
NON NEGOTIABLE

282111107 NEW 01/08 8810004306

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



CASHIER'S CHECK

Date 08/30/2016

9243710156

Void after 7 years

25:3
440

Remitter: CHRISTOPHER D CASEY

Pay To The Order Of: FORSYTH COUNTY

Pay: TWO THOUSAND ONE HUNDRED DOLLARS AND 00 CENTS

\$ 2,100.00 ****

Do not write outside this box

Memo: _____
Note: For information only. Comment has no effect on bank's payment.

Drawer: **JPMORGAN CHASE BANK, N.A.**

Brian V. Dean
Senior Vice President
JPMorgan Chase Bank, N.A.
Columbus, OH



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