

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: JANUARY 23, 2017 AGENDA ITEM NUMBER: 14


**SUBJECT: RESOLUTION ACCEPTING THE HIGHEST BID TO PURCHASE COUNTY OWNED REAL PROPERTY THROUGH NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE (A PORTION OF TAX BLOCK 4203, LOT 107 LOCATED ON IDOLS ROAD)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:** Recommend Approval

### SUMMARY OF INFORMATION:

See attached

ATTACHMENTS:  YES  NO

SIGNATURE:  DATE: January 18, 2017  
COUNTY MANAGER

**RESOLUTION ACCEPTING THE HIGHEST BID TO PURCHASE COUNTY OWNED REAL PROPERTY THROUGH NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE  
(A PORTION OF TAX BLOCK 4203, LOT 107 LOCATED ON IDOLS ROAD)**

**WHEREAS**, Forsyth County received an offer in the total amount of Three Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$399,500.00) from Beaufurn, LLC to purchase a 14.45 acre tract of County owned real property which is a portion of Parcel Identification Number (PIN) 5881-88-1273.00 on the records of the Forsyth County Tax Registry, which consists of 169 acres located on Idols Road; and

**WHEREAS**, a Resolution Authorizing Publication Of An Offer To Purchase County Owned Real Property By Negotiated Offer, Advertisement, And Upset Bids Procedure was adopted by the Forsyth County Board of Commissioners at its October 10, 2016 meeting, and in January 2017, Beaufurn, LLC made a deposit in the amount of five percent (5%) of the bid amount (\$19,975.00) and a Notice Of Offer To Purchase Real Property Owned By Forsyth County And Request For Increased/Upset Bids was published as required by N.C.G.S. 160A-269 relating to the said offer from Beaufurn, LLC; and

**WHEREAS**, after due advertisement of the attached Notice of Offer, no increased/upset bids have been received within the time allowed by law, and County staff recommends acceptance of the current offer and the sale of the above-described property to the highest bidder, Beaufurn, LLC, in a manner consistent with the terms outlined in the said Notice of Offer;

**NOW THEREFORE BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby accepts the offer of the highest bidder, Beaufurn, LLC, in the amount of Three Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$399,500.00) to purchase the County owned real property located on Idols Road in Forsyth County, N.C. and more particularly described as 14.45 acre tract portion of PIN 5881-88-1273.00 on the records of the Forsyth County Tax Registry.

**BE IT FURTHER RESOLVED** that the Chairman or County Manager and Clerk to the Board are hereby authorized to execute the necessary documents to complete the sale of the above described property consistent with the terms outlined in the Notice of Offer, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

Adopted this the 23<sup>rd</sup> day of January 2017.

**NOTICE OF OFFER  
TO PURCHASE REAL PROPERTY  
OWNED BY FORSYTH COUNTY  
AND REQUEST FOR INCREASED/UPSET BIDS**

Forsyth County hereby publishes notice, pursuant to the provisions of N.C.G.S. 160A-269, of an offer from Beaufurn, LLC in the amount of \$399,500 to purchase real property owned by Forsyth County described as a 14.45 acre portion of Tax Block 4203, Lot 107, PIN 5881-88-1273.00, located on Idols Road to construct a building on the property to operate a light industrial business within the proposed County business park. Beaufurn, LLC has already deposited five percent (5%) of its bid with the Clerk to the Board.

The terms of the said offer to purchase are cash payment at closing in the full amount of the offer and a commitment to construct a building on the property to operate a light industrial business within the proposed County business park. Notice is hereby given that within ten (10) days of the date of publication of this notice, 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. Any qualifying increased/upset bidder will be required to deposit with the Clerk to the Board five percent (5%) of the total increased bid and the Clerk shall re-advertise the offer at the increased bid amount. This procedure will be repeated until no further qualifying upset bids are received, at which time the Forsyth County Board of Commissioners may accept the final offer and sell the above-described property to the highest bidder.

The Forsyth County Board of Commissioners may at any time reject any and all offers.

This 9<sup>th</sup> day of January 2017.

FORSYTH COUNTY

By: \_\_\_\_\_  
Carla D. Holt  
Clerk to the Board