



REQUEST FOR BOARD ACTION

ITEM NO. 14.

DATE OF MEETING: April 19, 2010

REQUESTED BY: Rick Benton, County Manager

SHORT TITLE: Resolution Authorizing Surplus Property/Upset Bid Process for Hampstead Annex

BACKGROUND: In 2008 when the County moved Hampstead-based operations out of the Annex building located at 248 Transfer Station Road, this left the building sitting empty. The building (two modular units connected together) has been vacant since that move and now the County has been presented with an offer to purchase.

The offer at hand states "I would like to buy the old County Annex Building with all attachments on Transfer Station Road. I will have a licensed contractor remove this structure within 150 days of offer acceptance. It will cost \$23,000 to move the building and after factoring this in, I can offer \$2,000 for which I have enclosed payment in full."

The Tax Assessor's office has set the value of the building as personal property at \$20,000. While this is not currently listed as personal property, once it becomes detached from real property it must be treated as "personal" property. Kenneth Marks at TKF Housemovers has quoted \$12,000 to \$15,000 to move the units, depending on how far they need to go. As for a demolition cost, he quoted \$7500 to \$8000, which includes the tipping fee.

In order to begin the upset bid process, the Board of Commissioners must first declare this building to be "surplus". In addition, the Board, upon evaluation of the offer at hand, may choose to reject the bid, or accept the bid as an opening offer and direct staff to advertise for an "upset bid" on this property.

Once the upset bid process has completed, staff will bring the highest offer to purchase to the Board for final determination.

SPECIFIC ACTION REQUESTED: To consider a resolution declaring surplus the personal property known as the Hampstead Annex Buildings and authorizing staff to commence the upset bid process.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.

JS

Initial

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

- 1) The County-owned personal property located at 248 Transfer Station Road, Hampstead, NC known as the "Hampstead Annex Building" (2 modular units) is hereby declared surplus.
- 2) The County has received an unsolicited offer to purchase the property in the amount of \$2,000.
- 3) The County Manager is authorized and directed to receive, on behalf of the Pender county Board of Commissioners, upset bids for the purchase of the personal property described above.
- 4) Upset bids may be submitted to the Pender County Manager's Office, P.O. Box 5, 805 S. Walker Street, Burgaw, NC 28425.
- 5) Bids will not be accepted unless accompanied by a deposit of cash or check equal to ten percent (10%) of the first \$1,000 plus five percent (5%) of the remaining bid amount above \$1,000. The deposit of the bidder to whom the award is made will be held until sale of the property is closed; if that bidder refuses at any time to close the sale, the deposit will be forfeited to the County. The deposits of other bidders will be returned at the time the Board awards the property to the highest responsible bidder.
- 6) The County Clerk shall advertise this notice, pursuant to NCGS 160A-269.
- 7) The Board of Commissioners shall have the right to reject any or all bids.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS _____

YEA VOTES: Tate ___ Blanchard ___ Brown ___ Rivenbark ___ Williams ___

Jimmy T. Tate, Chairman

04/19/2010
Date

ATTEST

04/19/2010
Date