

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: DECEMBER 16, 2013 AGENDA ITEM NUMBER: 11

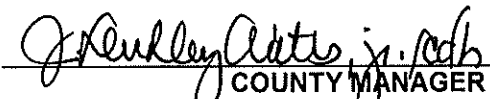
**SUBJECT: RESOLUTION REJECTING THE CURRENT OFFER TO PURCHASE AND AUTHORIZING THE CONVEYANCE BY PRIVATE SALE OF PROPERTY LOCATED AT 444 WEST TWENTY FIFTH STREET, WINSTON-SALEM, N.C. TO HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC. AND FOR THE DWELLING THEREON TO BE DEMOLISHED AND RECONSTRUCTED TO PROVIDE AFFORDABLE HOUSING TO PERSONS OF LOW OR MODERATE INCOME PURSUANT TO THE PROVISIONS OF N.C.G.S. 153A-378**

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

**SUMMARY OF INFORMATION:**

See attached

ATTACHMENTS:  YES  NO

SIGNATURE:  COUNTY MANAGER DATE: December 12, 2013

**RESOLUTION REJECTING THE CURRENT OFFER TO PURCHASE  
AND AUTHORIZING THE CONVEYANCE BY PRIVATE SALE  
OF PROPERTY LOCATED AT 444 WEST TWENTY FIFTH STREET,  
WINSTON-SALEM, N.C. TO HABITAT FOR HUMANITY OF  
FORSYTH COUNTY, INC. AND FOR THE DWELLING THEREON  
TO BE DEMOLISHED AND RECONSTRUCTED  
TO PROVIDE AFFORDABLE HOUSING TO PERSONS OF  
LOW OR MODERATE INCOME PURSUANT TO  
THE PROVISIONS OF N.C.G.S. 153A-378**

**WHEREAS**, as a result of a property tax foreclosure proceeding, Forsyth County currently holds property located at 444 West Twenty Fifth Street, Winston-Salem, N.C. and further identified as Tax Block 1446, Lot 052, PIN: 6826-95-5405.00, for the benefit of the County and the City of Winston-Salem; and

**WHEREAS**, Forsyth County received and proposed to accept an offer in the amount of Two Thousand and 00/100 Dollars (\$2,000.00) made by Mr. Kenneth David Yontz 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 published notice of the offer for increased/upset bids; and no increased/upset bids were received; and

**WHEREAS**, the Forsyth County Board of Commissioners is now considering rejecting the bid on the property and applying the procedures and standards established by Forsyth County pursuant to N.C.G.S. 153A-378 to convey real property by private sale to public or private entities that provide affordable housing to persons of low or moderate income, subject to approval by the City of Winston-Salem; and

**WHEREAS**, consistent with these procedures and standards, Habitat For Humanity of Forsyth County, Inc., a private entity which provides affordable housing to persons of low or moderate income, has agreed to purchase the property by private sale and to demolish and reconstruct the dwelling thereon within thirty months and to convey the property to persons of low or moderate income.

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby rejects the offer by Kenneth David Yontz to purchase the above described real property.

**BE IT FURTHER RESOLVED** that the Forsyth County Board of Commissioners hereby authorizes the conveyance by private sale of property located at 444 West Twenty Fifth Street, Winston-Salem, N.C. to Habitat For Humanity of Forsyth County, Inc. and for the dwelling thereon to be demolished and reconstructed to provide affordable housing to persons of low or moderate income pursuant to the provisions of N.C.G.S. 153A-378 and the procedures and standards established thereunder by Forsyth County.

**BE IT FURTHER RESOLVED** that the County Manager is hereby authorized to execute the necessary documents to convey the above described property to Habitat For Humanity of Forsyth County, Inc. by private sale and for the dwelling thereon to be demolished and reconstructed within thirty months under the procedures, standards and conditions established by the County, including the condition that the property will be developed by Habitat For Humanity of Forsyth County, Inc. for sale to persons of low or moderate income, subject to necessary approval by the City of Winston-Salem, pre-audit certificate thereon by the Chief Financial Officer, and approval as to form and legality by the County Attorney.

**BE IT FURTHER RESOLVED** pursuant to the provisions of N.C.G.S. 160A-267 that when the Forsyth County Board of Commissioners proposes to dispose of property by private sale at a negotiated price, a notice summarizing the contents of the resolution shall be published once after its adoption, and no sale shall be consummated thereunder until 10 days after its publication.

Adopted this the 16<sup>th</sup> day of December 2013.