



Legislation Details (With Text)

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Title: AGREEMENT FOR THE SALE OF REAL PROPERTY LOCATED AT 5009 NC HIGHWAY 150 E IN BROWN SUMMIT TO GREENSBORO BATTING CENTER AND AUTHORIZATION FOR UPSET BID PROCESS

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2022 tax value Monticello property, 2. Monticello GIS-06222022162649, 3. Monticello PSA EXHIBIT A (JTH v1), 4. Monticello PSA Exhibit B County Redline (JTH rev1), 5. Monticello GIS, 6. RM Monticello GBC Offer To Purchase 8-21-22, 7. Signed RM Monticello GBC Offer to Purchase Appendix AB 8-22-22

Date	Ver.	Action By	Action	Result
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TITLE

AGREEMENT FOR THE SALE OF REAL PROPERTY LOCATED AT 5009 NC HIGHWAY 150 E IN BROWN SUMMIT TO GREENSBORO BATTING CENTER AND AUTHORIZATION FOR UPSET BID PROCESS

SPONSOR

Eric Hilton (Rick Mosher)

BACKGROUND

Guilford County has received an offer to purchase the Monticello Community Center (Parcel #114067, at 5009 NC Highway 150 E) from the Greensboro Batting Center, Inc. The site was formerly an elementary school that was demolished and removed several years ago. Currently the property consists of approximately 6.65 acres, one gymnasium, a baseball field, gravel parking area and a water tower. The purchase offer is for \$100,000. The Tax Department completed a reassessment of the property in 2022 (attached). The offer is consistent with the value of the land. The value of the gym is difficult to determine based on needed repairs and upgrades to make it functional and code compliant. The gymnasium floor and bathrooms would need significant repair to adequately use the property and it would require an installation of proper ventilation for the gym. The parking lot would require grading and paving to meet ADA requirements and accessibility requirements for the building.

County staff have done a "best use" analysis of the property. The Parks department does not

have a usage that would justify the spending needed to bring the gym into compliance with current codes. Staff contacted others in the community and no one expressed interest in using the property. Recent rentals of the facility ceased over a year ago and no one has expressed interest in re-leasing the site. Currently the site has to be mowed and maintained by the County at an estimated annual cost of \$12,000. Our recommendation is that selling the property is the best use for the property and the community.

The purchase offer is for \$100,000, with a 5% deposit to be made to the Clerk's office upon the Board of Commissioners' proposal to accept the offer. Under N.C.G.S. 160A-269, upon the Board's proposal to accept this offer and the deposit being made, the County would publish notice of the offer and a ten (10) day upset bid process would begin. That process requires any upset bid to exceed the current bid by ten percent (10%) of the first one thousand dollars (\$1,000.00) and five percent (5%) of the remainder. This upset bid process continues until no upset bid is received. At that point, the Board of Commissioners may accept the highest offer. The Board of Commissioners may reject any and all offers at any time during the process.

BUDGET IMPACT

The County will incur limited expenses, paid out of the FY2023 Facilities budget.

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Pursuant to N.C.G.S. 160A-269, propose to accept the offer reflected by the Purchase and Sale Agreement, in substantial form, between Greensboro Batting Center, Inc. and Guilford County for approximately 6.65 acres of property located at 5009 NC Highway 150 E in Brown Summit, North Carolina, for \$100,000, require the offeror to deposit 5% of its offer with the Clerk to the Board of Commissioners within five (5) business days of this action, and, if met, publish notice of the offer and follow the statutory upset bid process.