



Legislation Details (With Text)

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File created: 11/17/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:** 12/2/2014
Title: Resolution Authorizing the Conveyance of Surplus Property Located at 1601 Autumn Drive
Sponsors:
Indexes:
Code sections:
Attachments: 1. Vicinity 1184 (1601 Autumn Dr).pdf, 2. Sitemap 1184 (1601 Autumn Dr).pdf, 3. Textile Park LLC.pdf, 4. 14-0803 Reso. Conveyance of 1601 Autumn Drive.pdf

Date	Ver.	Action By	Action	Result
12/2/2014	1	City Council	adopt	Pass

Resolution Authorizing the Conveyance of Surplus Property Located at 1601 Autumn Drive

Department: Engineering & Inspections

Council District: 2

Public Hearing: N/A

Advertising Date/By: N/A

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PURPOSE:

The Property Management Section of the Engineering & Inspections Department is in the process of selling surplus property at 1601 Autumn Drive, parcel #0018832. It has been determined that there is no municipal need for the property. City Council approval is requested to proceed with the sale of the property to the highest bidder.

BACKGROUND:

Property Management has advertised the property and accepted the highest bid from Textile Park, LLC in accordance with Section 4:122 of the City Code of Ordinances, "Sale of real property by advertisement for bid". The property was recently valued by McNairy & Associates Appraisal Services, Inc., an independent appraiser, with a value of \$300,000. The highest and final bid of \$300,000 was accepted and was advertised in the News & Record with a 10 day upset period. This upset period has expired with no further bids.

The property was dedicated to the City in 1989 by the Redevelopment Commission of Greensboro. It was purchased by the Commission and was rehabilitated using 1985 housing bond funds as part of the Phillips-Lombardy Redevelopment Area Plan. The property has been managed by Affordable Housing Management for

low income residency. Market conditions in the area will likely continue to keep the units at an affordable rent level. There is no need for the City to continue ownership and the resources would be better deployed for current housing needs. There are twelve apartment units on the property, and they are occupied.

The total property area is 29,621 Sq. Ft. (.68 acre) and is zoned RM-18 (Multi-Family Residential). The accepted sales price complies with the department's policy requiring sales prices to be at least 90% of the appraised value of properties.

BUDGET IMPACT:

The proceeds of this sale will be deposited in the Nussbaum Housing Partnership Revolving Fund, Account #211-0000-00.8616.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering & Inspections Department recommends that City Council approve and authorize this sale of surplus property at 1601 Autumn Drive.