

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: NOVEMBER 9, 2017 AGENDA ITEM NUMBER: 11

**SUBJECT: RESOLUTION AUTHORIZING PUBLICATION OF AN OFFER TO PURCHASE COUNTY OWNED REAL PROPERTY BY NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE (GLENN AVENUE)**

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

**SUMMARY OF INFORMATION:** See Attached

ATTACHMENTS:  YES  NO

SIGNATURE: *J. Dudley Watts, Jr.* DATE: November 8, 2017  
COUNTY MANAGER

**RESOLUTION AUTHORIZING PUBLICATION OF  
AN OFFER TO PURCHASE COUNTY OWNED REAL PROPERTY  
BY NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE  
(GLENN AVENUE)**

**WHEREAS**, as a result of a property tax foreclosure proceeding, Forsyth County currently owns real property located on Glenn Avenue in Winston-Salem, N.C. and further identified as Parcel Identification Number 6836-38-4391.00, for which the County has no use and wishes to sell to the highest bidder;

**WHEREAS**, Forsyth County received and proposes to accept an offer in the amount of Two Thousand Six Hundred and 00/100 dollars (\$2,600.00) made by Mr. Stephen Oldham, on behalf of Valkyrie Specter, L.L.C., 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 must require the offeror to deposit five percent (5%) of his bid with the Clerk to the Board and the County is required to publish a notice of the offer for increased/upset bids before accepting any offer; and

**WHEREAS**, Stephen Oldham has deposited One Thousand and 00/100 dollars (\$1,000.00) with the bid, on behalf of Valkyrie Specter, L.L.C., which exceeds the required five percent (5%) deposit;

**THEREFORE BE IT RESOLVED** by the Forsyth County Board of Commissioners, pursuant to the provisions of N.C.G.S. 153A-176 and 160A-269, that Forsyth County plans to sell the above described real property by the negotiated offer, advertisement, and upset bids procedure and has received an offer as described above and the Board proposes to accept the said offer or any qualifying increased/upset bid received as provided by law, and to sell the property to the highest bidder.

**BE IT FURTHER RESOLVED** that the Clerk to the Board is hereby authorized and required to collect a deposit of five percent (5%) of the bid amount of Mr. Stephen Oldham, on behalf of Valkyrie Specter, L.L.C., and any qualifying increased/upset bid under the applicable statute.

**BE IT FURTHER RESOLVED** that the County Manager is hereby authorized to publish a notice of the said offer as required by N.C.G.S. 160A-269 and to re-advertise the offer at any qualifying increased/upset bid received until no further qualifying increased/upset bids are received, at which time the Board of Commissioners may accept the final offer and sell the property to the highest bidder.

**BE IT FURTHER RESOLVED** that Forsyth County may at any time reject any and all offers.

Adopted this the 9<sup>th</sup> day of November 2017.



### Forsyth County Government

Surplus Property

### OFFER TO PURCHASE

I hereby submit a bid and offer to purchase certain real property owned by Forsyth County.

The property is identified as:

Parcel Identification Number: 6836-38-4391.00

Street Address: O N Glenn Ave

My bid for the property listed above is \$ 2,600.00. Attached is a certified check or money order in the amount of \$ 1,000.00 as a deposit of not less than 5% of my total bid (please make checks payable to Forsyth County). I understand that a receipt for my payment will be mailed to me within a week of the County receiving my payment.

If my bid is the highest bid after all qualifying open bids are received and advertised for open bids, I request the Forsyth County Board of Commissioners accept the offer and sell the property to me. I request Forsyth County prepare a deed for the property listed above in the following name(s) as (Grantor(s)):

Valkyrie Spector LLC

Upon certification that my offer has been accepted, I will pay the balance of the purchase price in full by certified check or money order payable to Forsyth County. I understand that I will be responsible for recording the deed and all expenses associated therewith. I further understand that should my bid be open, my deposit will not be refunded until the successful completion of the entire bidding process. I further understand that should my bid be accepted and I fail to pay the balance of the purchase price in full, I will forfeit to Forsyth County the amount of any deposit I have paid on the property.

Name: Stephen Oldham  
Address: 1084 Stanford club dr  
Rural Hall, NC 27043  
Telephone: 707-704-9636  
Email: StephenOldham1@gmail.com

Signature: [Handwritten Signature] Date: 10/08/17  
for Valkyrie Spector LLC

\*\*\* Please note that not all bids received will be accepted for advertisement. Should your bid not be accepted, you will receive written notification as soon as a decision has been reached. Please mail all bid forms and deposits to:

Forsyth County General Services  
Attention: Kirby Robinson, Property Manager  
201 N. Chestnut Street  
Winston-Salem, NC 27101