



City of CHARLOTTE

MEMORANDUM

TO: Mayor Lewis and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Sale of 766 & 768 W. Seminary

DATE: July 7, 2017

Council previously authorized the sale of the properties located at 766 and 768 W. Seminary Street. The first of these lots was acquired through a tax foreclosure sale in order to effect the demolition of a dilapidated property. The second lot, which was originally owned by the same individual, came up for tax foreclosure sale the following year. It was purchased by the City to combine it with the first lot in order to create a parcel more attractive to a future buyer.

These parcels were listed for sale and an offer has now been received for \$13,000. Our direct costs for property acquisition and demolition were about \$8500. In addition, we have incurred other costs since 2010 for mowing the parcels, costs that were not specifically tracked. Further, we have incurred costs in the form of foregone property taxes as these parcels were removed from the tax rolls after the City acquired them.

In 2011, the City sought offers for the redevelopment of the parcels. The RFP issued at that time included a purchase price of \$13,000, the same amount now being offered.

I discussed the proposed sale price with City Assessor Randy Jewell prior to signing the proposed purchase agreement. He felt the offer was reasonable.

These properties have been on the market for about a year. This is the only offer we have received. It is my understanding that the purchaser desires to build a home on the lot.

I am recommending that Council approve the sale. As with all sales of City property the resolution must remain on file with the City Clerk for 25 days between the time it is first introduced and when final action can be taken.