



Legislation Text

File #: 17-295, Version: 1

TO: Mayor and Members of City Council

THRU: Kristoff T. Bauer, ICMA-CM, Deputy City Manager

FROM: Kecia N. Parker, NCCP, Real Estate Manager

DATE: June 26, 2017

RE:

Adopt a Resolution Declaring Jointly Owned Real Property Surplus and Authorizing a Quitclaim Deed of the City's Title to the County in Order to Expedite the Sale of Land by Cumberland County

COUNCIL DISTRICT(S):

2 and 9

Relationship To Strategic Plan:

A Desirable Place to Live, Work and Recreate

Executive Summary:

Cumberland County has requested that the City of Fayetteville quitclaim their interest in 5 parcels known as 1419 Church Street, 4705 Belford Road, 2237 Jumalon Street, 1714 Long Street and 1716 Long Street to the County so that they may complete the sale of the jointly owned property that was acquired by tax foreclosure. This allows the property to be added back to the tax base and not continue to remain in joint governmental ownership.

Background:

Cumberland County and the City of Fayetteville received joint title to the property identified as 1419 Church Street on November 1, 2012. The County has received an offer to purchase for this property in the amount of \$7,868.96 which will enable the City to receive \$1,609.31 in assessments that are owed.

Cumberland County and the City of Fayetteville received joint title to the property identified as 4705 Belford Road and 2237 Jumalon Road on March 14, 2017. The County has received an offer to purchase for this property in the amount of \$11,213.53 which will enable the City to receive \$5,323.34 in assessments that are owed.

Cumberland County and the City of Fayetteville received joint title to the property identified as 1714

and 1716 Long Street on September 29, 2008. The County has received an offer to purchase for this property in the amount of \$5,582.99 which will enable the City to receive \$931.60 in assessments that are owed.

The County is requesting that the City declare the above properties surplus and quitclaim the City's interest to the County in order to expedite the sale process. Title is jointly held due to tax foreclosure by the County in their capacity as tax administrator. The purchase offers received are equal to the foreclosure bids. If the present bids are declined, the property will remain in joint ownership not earning taxes and requiring upkeep.

Issues/Analysis:

No known issues.

Budget Impact:

There is no significant impact to the budget; however this will enable the property to be added back to the tax roll.

Options:

- Accept the County's request to declare the property surplus and quitclaim the City's title to the County according to the Resolution attached.
- Reject the County's request and retain joint ownership.

Recommended Action:

Staff recommends adopting the attached Resolution declaring the property surplus and authorizing the City Manager to sign a Quitclaim Deed conveying the City's interest to the County.

Attachments:

Resolution

Maps