



Legislation Text

File #: 22-2942, Version: 1

TO: Mayor and Members of City Council

THRU: Karen M. McDonald, City Attorney

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

DATE: September 26, 2022

RE:
Resolution Authorizing a Quitclaim Deed of the City's Title to the County in Order to Expedite the Sale of Land located at 100 Triangle Place, 808 and Adjacent Parcel Cedar Creek Road, 1317 Jacob Street, 222 Dallas Street, 828 Little Avenue, 2220 Roosevelt Drive, 837 Deep Creek Road, 1009 College Street, 2012 and Adjacent Parcel Powell Street, and 2022 Center Street

COUNCIL DISTRICT(S):
2 and 3

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 twelve parcels located at 100 Triangle Place, 808 and Adjacent Parcel Cedar Creek Road, 1317 Jacob Street, 222 Dallas Street, 828 Little Avenue, 2220 Roosevelt Drive, 837 Deep Creek Road, 1009 College Street, 2012 and Adjacent Parcel Powell Street, and 2022 Center Street 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:

- A. 100 Triangle Place: Cumberland County and the City of Fayetteville received joint title to the property identified as 100 Triangle Place which has a parcel number of 0447-60-3438 being known as Lots 27, 28, 29, and 30 of the Atkinson Land Subdivision on May 25, 2010. The County has received an offer to purchase the property in the amount of \$3,700.00 of which \$3,051.32 will be paid to the City for assessments.
- B. 808 Cedar Creek Road; Adjacent Parcel to Cedar Creek Road; 1317 Jacob Street: Cumberland County and the City of Fayetteville received joint title to the properties identified as 808 Cedar Creek Road, Adjacent Parcel to Cedar Creek Road, and 1317 Jacob Street

which have parcel numbers of 0446-66-1468, 0446-66-1588 and 0446-44-7881 on November 8, 2005 and re-recorded on December 9, 2005. The County has received an offer to purchase the properties in the amount of \$5,500.00. There are no assessments due to the City on these parcels.

- C. 222 Dallas Street: Cumberland County and the City of Fayetteville received joint title to the property identified as 222 Dallas Street which has a parcel number of 0436-02-4963 on November 15, 2007. The County has received an offer to purchase the property in the amount of \$4,500.00 of which \$2,750.93 will be paid to the City for assessments.
- D. 828 Little Avenue: Cumberland County and the City of Fayetteville received joint title to the property identified as 828 Little Avenue which has a parcel number of 0446-46-7384 being known as Lot 3 of the Joe B. Raynor Property on July 30, 2009. The County has received an offer to purchase the property in the amount of \$3,700.00 of which \$2,630.58 will be paid to the City for assessments.
- E. 2220 Roosevelt Drive: Cumberland County and the City of Fayetteville received joint title to the property identified as 2220 Roosevelt Drive which has a parcel number of 0428-97-9711 being known as Lots 11 and 12 of the Herbert L. Dawson and Rosa L. Dawson Property on November 18, 2010. The County has received an offer to purchase the property in the amount of \$4,300.00 of which \$3,634.80 will be paid to the City for assessments.
- F. 837 Deep Creek Road: Cumberland County and the City of Fayetteville received joint title to the property identified as 837 Deep Creek Road which has a parcel number of 0446-37-7380 being known as Lot 18 Sunny Acres on October 18, 2011. The County has received an offer to purchase the property in the amount of \$2,900.00 of which \$1,063.44 will be paid to the City for assessments.
- G. 1009 College Street: Cumberland County and the City of Fayetteville received joint title to the property identified as 1009 College Street which has a parcel number of 0438-01-5449 on August 25, 2011. The County has received an offer to purchase the property in the amount of \$12,467.07 of which \$2,993.95 will be paid to the City for assessments.
- H. 2012 Powell Street and Adjacent Parcel to Powell Street: Cumberland County and the City of Fayetteville received joint title to the properties identified as 2012 Powell Street and the adjacent parcel to 2012 Powell Street which have parcel numbers of 0436-03-8242 and 0436-03-8108 being known as Lots 10 and 12 Block 17 of the David W. Ayer Property on December 8, 2006. The County has received an offer to purchase the properties in the amount of \$3,800.00. There are no assessments due to the City of these parcels.
- I. 2022 Center Street: Cumberland County and the City of Fayetteville received joint title to the property identified as 2022 Center Street which has a parcel number of 0436-03-3195 being known as Lot 20 Block 16 of the David W. Ayer Property on July 22, 2008. The County has received an offer to purchase the property in the amount of \$3,500.00 of which \$2,292.69 will be paid to the City for assessments.

The County is requesting that the City declare the above properties surplus and quitclaim the City's interest to the County. Title is jointly held due to tax foreclosure by the County in their capacity as tax administrator. If the present bid is 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:

Maps

Resolution