

**MINUTES OF CLOSED SESSION
CITY COUNCIL – CITY OF SANFORD
MARCH 14, 2001**

Upon a motion duly made, seconded, and carried in the March 14, 2001, open session of the Law and Finance Committee of the City Council, the Council went into closed session in accordance with N.C.G.S. 143.318.11(a)(5) to instruct the public body staff or negotiating agent concerning the position to be taken in negotiating the acquisition of real property.

The following people were present in the closed session:

Mayor Winston C. Hester	Mayor Pro Tem Joseph E. Martin
Council Member Clawson Ellis	Council Member Philip Dusenbury
Council Member J. T. Kirkman	Council Member Linwood Mann Sr.
Council Member James G. Williams	Council Member Walter McNeil, Jr

City Manager Leonard Barefoot
City Attorney Susan C. Patterson
City Clerk Bonnie D. White

Mayor Hester called the meeting to order.

City Manager Leonard Barefoot presented Council with information (Exhibit A) on the First Union Building that Mr. Cowan had given to him. He said that Bill Cowan has led the discussion to purchase the building. Mr. Cowan had an appraisal performed on the buildings by Albert Adcock. Mr. Barefoot wanted to inform Council that a closed session would be held at the retreat with the County Commissioners and Lee County Economic Development Director Bob Heuts concerning the purchase of the building. Mr. Barefoot noted that repairs to Floors 1 and 2 are estimated at \$262,500. The third floor has 4,252 square feet.

Mr. Barefoot added that there are several options to consider. Does the City want to buy the buildings? Does the City want to be co-owners? Do we let the County purchase the buildings and the City become tenants? He noted that if the City leased space from the County, the Planning and Inspections Department located in the Federal Building could be moved to the building. Mayor Pro Tem Joe Martin commented that if the County Environmental Health Department was located in the same building, an individual would be able to get all the documentation necessary at one location for a permit.

Council Member Clawson Ellis expressed concern that there is no parking. Mayor Hester said that he had always been able to get a parking space when he went downtown. Mayor Pro Tem Joe Martin said that the County has a parking lot and maybe Mr. Utley would sell the property he owns for additional parking. Mr. Barefoot said there are seven spaces located behind the building for parking also. Mayor Pro Tem Joe

Closed Session
Law and Finance
March 14, 2001

Martin felt that with the development of Depot Park, the proposed Downtown Streetscape Project, and locating government offices to the area would add to the development of Downtown. Mr. Martin said there is a lot of connectivity to make Downtown function and it would take time. Council Member Linwood Mann expressed his concern on how deep the City needs to get into real estate. Council Member McNeil said he was not opposed to buying the property but did not want to buy something with the County. Council Member Ellis asked about the appraisal price of both buildings. Mr. Barefoot replied that he thought they could be purchased somewhere between \$300,000 to \$500,000.

City Manager Barefoot added that the Chamber of Commerce is looking to buy a building instead of renting. He said that if we rent the space from the County for employees located at the Federal Building, the Chamber would probably be interested in purchasing the Federal Building. Council Member McNeil suggested that maybe we should consider making the basement of the Federal Building a substation for the Police Department and rent out the top floor.

It was the consensus of Council to let the County purchase the building and the City would lease space from them.

Mayor Pro Tem Joe Martin made the motion to return to regular session. Seconded by Council Member Phil Dusenbury, it carried unanimously.

Respectfully submitted,

Mayor Winston C. Hester

Bonnie D. White, City Clerk