

MINUTES OF CLOSED SESSION
City Council Meeting
City of Sanford – November 16, 2010

Upon a motion duly made, seconded, and carried in the November 16, 2010, open session of the of the City Council meeting, 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 agents concerning the position to be taken on behalf of the public body in negotiating the price or other material terms of a contract or proposed contract for the acquisition of real property.

Present:

Mayor Pro Tem Mike Stone	Council Member Walter McNeil, Jr.
Council Member Charles Taylor	Council Member Sam Gaskins
Council Member Linwood Mann, Sr.	Council Member James G. Williams
Council Member L. I. (Poly) Cohen	City Clerk Bonnie D. White
City Manager Hal Hegwer	City Attorney Susan C. Patterson

Absent:

Mayor Cornelia Olive

City Manager Hal Hegwer stated that Council directed staff to talk with the Key brothers and make an offer of \$75,000 for the property in Jonesboro for parking (Exhibit A). In the meantime, Mayor Olive and Council Member Williams talked and she asked him to talk with the Keys again about what they would take for the property. Mr. Williams advised that he spoke with the two brothers and they said they would take \$150,000. Mr. Hegwer stated that Mayor Olive conveyed to him that she was comfortable with \$100,000. Mr. Hegwer also added that we need to make sure we get access from the back of the property to Main Street.

Mayor Pro Tem Stone said that the 28 spaces that are being used are in his private parking lot. If he shuts his parking lot off for expansion of his own business, those businesses will only have one parking spot in front of each building along the street. Those businesses are concerned about where customers will park and it will shut the businesses down if they do not have any parking.

Mr. Williams commented that Chatham Street needed parking spaces and we bought the old Rescue Squad building and had it torn down.

Mr. Gaskins felt that we should get an appraisal for the property and that \$150,000 was too much. Mr. Hegwer stated that we could get John Daniel to do an appraisal for \$2,000. There are not many people who do commercial appraisals; just him and Albert Adcock.

Mr. Williams said that he looked at the size of the lot the Key brothers sold to Windstream for \$25,000 and he walked off the property the City is interested in purchasing. According to the price paid to Windstream, the price should be \$150,000 for these lots.

Mr. McNeil said that if you get an appraisal and it comes back over \$150,000, what do you do then? Mr. Hegwer asked if the appraisal was a public record. Attorney Patterson replied that she would have to check.

Mr. Mann stated that you have to have customers, and something to draw them there. Mr. Stone said that there is a barber shop, beauty parlor, and a gym, and there would only be one spot in front of those buildings for customers to park.

Mr. Hegwer asked if Council felt like parking is a function they feel we need to provide.

Mr. Taylor asked what we spent on the Cole Street parking lot. Mr. Stone stated that the lot was given to us by the County and we spent about \$176,000 making it into a parking lot. Mr. Stone added that every tenant in those buildings in Jonesboro has been there for twelve months and we are in a depression. They cannot do any more business because of limited parking.

After much discussion, Council Member Charles Taylor made the motion to offer them \$100,000. Council Member Sam Gaskins seconded the motion. Council Members Charles Taylor and Sam Gaskins voted in favor of the motion. Council Members Linwood Mann, L. I. "Poly" Cohen, Walter McNeil, James Williams, and Mike Stone voted against the motion; therefore, the motion did not pass.

Council Member L. I. "Poly" Cohen made the motion to make them an offer of \$100,000 and if they turn it down, offer them \$125,000 and make it contingent upon the City getting access to Main Street. Seconded by Council Member Sam Gaskins, the motion carried six to one with Council Member Linwood Mann casting the dissenting vote. Council also requested that a letter of the offer to purchase be written to the brothers and hand delivered by General Services Director Tim Shaw, requesting a written response.

Council Member Sam Gaskins made the motion to go out of closed session and return to regular session. Seconded by Council Member Walter McNeil, Jr., the motion carried unanimously.

Mayor Cornelia P. Olive

City Clerk Bonnie D. White

Council Member Charles Taylor made the motion to approve and release these minutes. Seconded by Council Member James Williams, the motion carried unanimously. Adopted in closed session on Tuesday, August 16, 2011.

