

MINUTES OF CLOSED SESSION
City Council Meeting
City of Sanford – September 26, 2012

Upon a motion duly made, seconded, and carried in the September 26, 2012, open session of the of the Law and Finance Committee 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.

Mayor Cornelia P. Olive
Mayor Pro Tem Sam Gaskins
Council Member Charles Taylor
Council Member L. I. (Poly) Cohen
City Manager Hal Hegwer
City Clerk Bonnie White

Council Member Walter McNeil
Council Member Jimmy Haire
Council Member Rebecca Wyhof
Council Member James G. Williams
City Attorney Susan C. Patterson

City Manager Hal Hegwer explained that he has spoken with Alan Holt from First Citizens Bank about the parking lot located on the east side of N. Steele Street between Carthage Street and Gordon Street beside Kelly's Dance Studio. Mr. Holt informed him that they would like for the City to own the parking lot.

Mr. Hegwer stated that the County is making plans to move the Strategic Services Department out of the Federal Building which is owned by the City. We could then move the City employees out of the Woodland Avenue office, which is owned by the County, into the Federal Building, and utilize this parking lot for the employees who will work at that location.

Mr. Hegwer advised that Mr. Holt did not want us to go through a full appraisal. Mr. Hegwer asked John Daniel to do an appraisal on the property. Mr. Daniel submitted an estimated range value of the land between \$14,575 to \$20,575 (see attached exhibit). The tax value of the lot is \$26,000. The cost to the City to lease space in the Woodland Avenue office is about \$15,000.

Mr. Hegwer said there is a gate where an arm can be installed where you use a card to park in the parking lot. This could be used for City employees who work at the Federal Building office. Mr. Holt expressed to Mr. Hegwer that First Citizens did not want us to sell or lease the property to another bank. Capital Bank is located next to the lot.

Council Member Taylor expressed concerns about purchasing the parking lot and not being able to sell it in the future. He did not like the idea of purchasing the property with restrictions on it. Council Member Wyhof suggested putting a time frame on it. Mr. Taylor suggested installing an arm on the lot so that only City employees can use it for parking.

Attorney Patterson explained that we could accept restrictions on the property; however, it would lower the value.

Council Member McNeil felt we need to buy it as a parking lot to be used by everybody.

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Mr. Hegwer asked Council Members as to how they would like for staff to proceed with an offer.

Mayor Pro Tem Gaskins made the motion to initially make an offer of \$15,000 with no restrictions and if necessary, with restrictions that we do not sell it to a financial institution. Mr. Cohen seconded the motion.

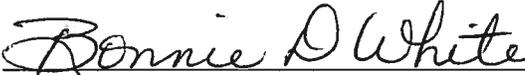
Attorney Patterson asked if they would like to wait for a response for the first offer and then if they reject it, and then make the offer with restrictions. Mr. Gaskins and Mr. Cohen agreed with the amendment. The vote was unanimous to make an offer of \$15,000 with no restrictions and if the bank does not agree, then staff will make the same offer with restrictions.

Return to Regular Session

Mayor Pro Tem Sam Gaskins made the motion to go out of closed session and return to the regular session. Seconded by Council Member James Williams, the motion carried unanimously.



Mayor Cornelia P. Olive



City Clerk Bonnie D. White

In closed session on July 31, 2013, Council Member James Williams made the motion to approve and release these minutes. Seconded by Council Member Poly Cohen, the motion carried unanimously.

Minutes were approved and released on August 6, 2013.