



MEMORANDUM

To: Mayor and City Councilors
From: Rich Olson, City Manager
Date: April 9, 2015
Re: Consideration – Accept Offer to Purchase Morgan Street Property

BACKGROUND:

The City received a request from Donald J. “Skip” Riley in February 2015 regarding securing a piece of property the City owns, which is adjacent to his property at 909 Morgan Street. Mr. Riley initially made a formal request to have what he thought was the alleyway abandoned. Upon staff’s review, however, it was determined that this strip of property was not an alley, although it is the size of an alley. Staff’s research indicates that the City purchased this property in 1959 from Holland and Mary Williams for \$100.00. In addition, the City acquired an additional parcel adjacent to this strip in 1975. Attached is a map, which shows the strip of property in question.

As you will see from the map, this parcel is 15 foot x 223 foot and consists of 3,304 square feet. According to the Pasquotank County property appraisal card, the tract has a value of \$5,800. It is unbuildable and is normally very wet due to its proximity to wetlands. The property has been a challenge for the City to maintain.

ANALYSIS:

Since this parcel serves no beneficial purpose for the City, the City Council adopted a resolution during the March 9, 2015 Council meeting declaring the property to be surplus. The resolution also authorized the City Clerk to begin the upset bid process as required by North Carolina General Statutes §160A-269 once an Offer to Purchase for this parcel had been made to the City.

On March 19, 2015, the City received an offer to purchase this parcel in the amount of \$3,200 from Mr. Riley (attached). The required statutory upset bid process was followed and receipt of this offer including an invitation for sealed upset bids was published in The Daily Advance and posted on the City’s website

and the City's official bulletin board. No other offers for this property were received.

FINANCIAL:

The Finance Committee discussed this matter during their meeting of April 9, 2015. Upon motion made by Mayor Peel, seconded by Councilman Donnelly, the matter was unanimously recommended for approval by the full City Council during the April 13, 2015 meeting.

STAFF RECOMMENDATION:

By motion, accept the offer of \$3,200 made by Donald J. "Skip" Riley for the property identified as PIN: 892309073123 and Map 24-B-36 running between and adjacent to 907 and 909 Morgan Street, Elizabeth City, NC and direct the City Attorney to prepare the required documents to effect the sale.

RCO/vdw



Pasquotank County, NC Date: 1/13/2015 **1 inch = 25 feet**

PIN: 892309073123 **Property Addr:** 00000 MORGAN ST

Map: 24-B-36 **Acct:** 22882

Owner: CITY OF ELIZABETH CITY **Deed Book/Page:** 0 / 0

P.O. BOX 347 **Deed Date:** 0

ELIZABETH CITY NC 27909 **Assessed Value:** \$ 5800

Parcel Map **Taxed Acres:** 0.069

Ownership 2015
Aerial photography
March 2012

Disclaimer: The data provided on this map are prepared for the inventory of real property found within Pasquotank County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey or zoning verification.



Capt. D. J. "Skip" Riley
P.O. Box 636
Ojai, Ca. 93024
805 223 0885

March 12, 2015
City of Elizabeth city
Mr. Rich Olson, City of Elizabeth City, Manager
P.O. Box 347
Elizabeth City, NC 27907, Tele. 252. 337 6864
rolson@cityofec.com

RECEIVED MAR 19 2015

BID TO PURCHASE

BID for alley adjacent 907/909 Morgan St
(Surplus City property per City Council, March 9 2015)

*PROPERTY LOT #: 36
PLATT 24-B-36
DEED 217, Page 68 (1959)
WIDTH/LENGTH : 15ft. x 214ft.
APPROX. SQE. FT: 3,210.0 to 3,300 sqe. ft.

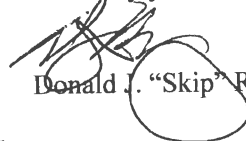
DESCRIPTION : Narrow and long lot running approximately East to West along, between
and adjacent to 907 and 909 Morgan St., City of Elizabeth City. 27907

Dear Mr. Olson,

In reference to the City Council 03-09-15 decision to sell the surplus city property at the abovecaptioned address. Please accept this bid to purchase. I have reviewed the City tax assessment roles and have been able to determine the current property value at 907 Morgan St. per se. Please accept my bid of \$3,200.00 for this narrow strip. I have herein included additional money above the tax roles to aid in the transfer and will also take on the inherent property liabilities, such as the cultivation and maintenance of the adult Sycamore Tree as well as the creekside Cypress trees and the Kudzu vines that have encroached (invaded) the strip area. I will also adhere to the "Tree City" ecological requirements and will help beautify the area.

As the current owner of 909 Morgan St. of which the surplus city property is adjacent I will surely be able to use the additional space. As you know because 909 Morgan St. abuts the Charles Creek there has been much erosion over the years. I have recently bulkheaded the property and cleaned out serious riparian debris. The additional 15ft. of width will help me immeasurably with the jurisdictional set back requirements. I hope to be a great steward of your kind consideration to this matter.

Sincerely yours,


Donald J. "Skip" Riley Jr.

Attachment: 50% deposit check for \$ 1,600.00.

*Please officially reconfirm property description details, Thank you