



WAKE COUNTY BOARD OF EDUCATION
Work Session

PRECIS

SUBJECT/TOPIC

OFFER TO PURCHASE AND CONTRACT FOR SALE OF SURPLUS PROPERTY: 3600 WAKE FOREST ROAD

DEPARTMENT, BOARD/STAFF LIAISON(S), AND ANY PRESENTERS FROM OUTSIDE THE DISTRICT

Betty L. Parker

BACKGROUND

The Board of Education owns a 5.50 acre tract of land located at 3600 Wake Forest Road, Raleigh, NC, having Wake County PIN #1715375934, which tract was owned and operated as central offices for the Wake County public School System. The Board of Education declared it as surplus and ordered its sale on November 9, 2010. At its December 6, 2010, meeting, the Wake County Board of Commissioners confirmed that it had no interest in acquiring the property. After advertisement of the property for sale, Board staff received several offers, and recommends Board consideration of the highest offer. Terms and conditions of an Offer to Purchase and Contract have been reached to sell the tract to Crestview Fund I, at a purchase price of \$5,000,000.

FISCAL IMPLICATIONS

Upon approval of the Crossroads administrative offices lease in June 2010, funds were set aside from the Property Acquisition account to create a sinking fund that together with interest earned will offset part of the lease operating cost. At the time, the Strategic Analysis projected revenue from this property sale to be \$7,919,600, and a recent appraisal update has indicated a value of \$6,800,000. Upon sale of this property, \$5,000,000 will be restored to the Property Acquisition account and then will be available for reallocation to other projects.

SAVINGS

Not applicable.

NEXT STEPS / RECOMMENDATIONS

Board direction is requested.

