

Town of HOLLY RIDGE

PO Box 145 * Holly Ridge, NC 28445 * Phone (910) 329-7081 * Fax (910) 329-1593

**Holly Ridge Town Council
Special Meeting
May 24th, 2016
3:30 P.M.**

**Purpose of Discussing the Sound Road Property known as "Tract II"
Formerly Pinewood Harbor**

Mayor Dingler called the Special Meeting of the Holly Ridge Town Council to order at 3:30 p.m. at the Town Hall. Council members present were Mayor Pro-Tem Bragg, Councilwoman Stanley, Councilwoman Hall, Councilman Hines, and Councilman Lang. Others present were Manager Pierce and Town Clerk, Heather Reynolds.

Invocation and Pledge

The Invocation was given by Mayor Pro-Tem Bragg and Mayor Dingler led the Pledge of Allegiance.

A motion was made by **Councilman Lang** and seconded by **Councilwoman Stanley** to adopt the Agenda as presented. *All Agreed.*

Discussion of the Sound Road Property Known as "Tract II" formerly Pinewood Harbor

Manager Pierce stated as of today the following actions have been taken concerning the "Tract II" property:

- A line item was created for expenditures
- Surplus property within the building has been disposed of
- The interior of the building has been cleaned and sanitized
- Property appraisal has been completed

Manager Pierce stated the value conclusions are as follows:

- Cost approach value indication: \$719,000
- Sales comparison approach value indication: \$613,000
- Market Value Estimate as of April 25, 2016: \$650,000

Manager Pierce explained the three methods of sale including sealed bids, upset bid process, and auction. Manager Pierce recommended the auction method and list the property for sale on govdeals.com with a minimum bid established. Mayor Dingler asked if the Town Manager had an idea of a minimum. Manager Pierce stated between \$450,000 and \$500,000.

Councilman Hines stated he felt \$300,000 to \$350,000 would be more acceptable because of the amount of money that will be needed to reinvest into the property. Councilman Hines stated if the amount is set too high, the Town Council will need to come back 30 or 60 days from now and reset the amount. Councilman Hines went on to say the Summerhouse property was set at \$3500 and it sold on govdeals.com for \$13,000. Manager Pierce said if the minimum bid is started at \$350,000, the Town should receive interest in the property.

Mayor Dingler said if the building sells for the minimum, the Town will receive back what has already been paid into the building. Manager Pierce stated the Town would recoup those funds and those revenues can be injected into other programs around Town. Manager Pierce explained something that is useless to the Town administration can be made useful to the citizens such as programs.

A motion was made by **Councilman Hines** and seconded by **Mayor Pro-Tem Bragg** to set the minimum bid at \$325,000 and place the property on govdeals.com. **All agreed.**

Dawneva Evans – 302 E. Ocean Road – Stated she is a Realtor in this Town for the last 10 years and she is questioning the rush to sell this. She went on to say 30 days and the different processes is nothing and is way too fast for a property like this. She went on to express concern over the amount of money received for the property 511 Moss Lake Lane in Summerhouse on Everett Bay the Town sold as surplus. Mrs. Evans stated she felt the Town Council was missing the boat and said the property should be listed with a Realtor – and not her if the Town Council did not want to, but any Realtor. Mrs. Evans stated it takes time to sell commercial property and if she listed a commercial property she would expect to list it for at least six months, especially if it is not costing the Town anything or much. Mrs. Evans asked the Town Council to not rush this sale with using GovDeals and she asked who sees it.

Mayor Dingler stated because this building is so specific, if the building is only listed locally it may stay on the market for more than 90 days. She went on to say if the property is listed on GovDeals, there are many people that will see the listing and it can be placed for longer than 30 days.

Manager Pierce stated as a government entity, the Town is not allowed to use a Realtor. Mrs. Evans stated she is sure there is a way to work around that. Manager Pierce stated he prefers not to work around it and take the legal and direct approach.

Mrs. Evans stated she felt the Town was throwing money away and rushing, and there is no need to rush. Mayor Dingler stated the building has been in the possession of the Town for three or four months now. Councilman Hines stated this is not something the Town Council just found out and he does not feel the Town Council is rushing.

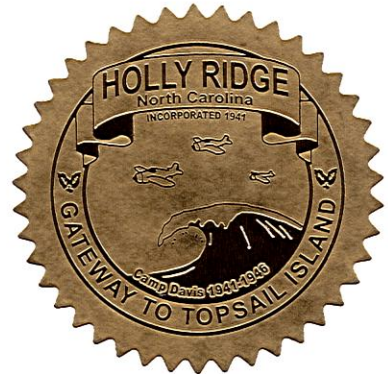
Councilman Hines went on to say the longer the Town keeps the building, the more work will need to be done. He also mentioned the condition of the roof on the building. Manager Pierce

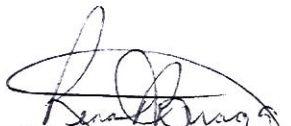
stated the longer the Town holds the building, the bigger the liability and we would be using taxpayers money to maintain the building that may be a demolition to begin with. Mrs. Evans stated previous times the Town has wasted money and she hates to see it done again. Mayor Dinger stated she believes this building will be a fund raiser and not a waste. Councilman Hines stated the property in Summerhouse was given to the Town; therefore the Town did not lose anything at all.

Adjournment


A motion was made by **Councilman Hines** and seconded by **Councilman Lang** to adjourn at 3:47 p.m. **All Agreed.**

Attest:





Rena Bragg, Mayor Pro-Tem



Heather Reynolds, CMC, Town Clerk

These Minutes were recorded and prepared by Heather Reynolds, Town Clerk