

AGENDA

**Special Meeting
Catawba County Board of Commissioners
Tuesday, January 14th, 2025, at 6:00 p.m.,
at Paul J. Klutz MD Memorial Library & Education Center
113 W. Main Street, Maiden, North Carolina**

1. Call to Order
2. [Potential Sale of 104 and 108 West D Street, in Newton, N.C. Presented by County Attorney Jodi Stewart.](#)
3. Adjournment

MEMORANDUM

TO: Catawba County Board of Commissioners

FROM: Jodi Stewart, County Attorney

DATE: January 14, 2025

RE: Sale of 104 and 108 West D Street, Newton

REQUEST

Staff requests the Board of Commissioners authorize the sale of County property located at 104 and 108 West D Street, Newton to the City of Newton for \$81,000.00, conditioned upon the City's commitment to allow the County to re-acquire the property for the original purchase price if the City's project does not move forward.

BACKGROUND

NCGS §160A-274 authorizes a governmental unit to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration.

The City of Newton has requested to purchase 0.59 acres of county property located at 104 and 108 West D Street, Newton, PIN#'s: 3730-1692-1872 and 3730-1692-2864. Previously utilized for residential purposes, the lots have been vacant since 2021, and the City of Newton has identified a potential use for the property. No County departments have identified a need for the lots.

A market appraisal was recently conducted on the lots, and the proposed purchase price is reflective of the properties' current market value, at \$81,000.00. (The properties' current tax value is \$56,200.)

The City of Newton has agreed that, if the project for which the City is acquiring the property falls through and does not move forward, Catawba County would be able to re-acquire the property from the City of Newton for the original purchase price.

ANALYSIS/ALTERNATIVES

The County can continue to own and maintain the property or choose to dispose of it in another manner.

RECOMMENDATION

Staff recommends the Board of Commissioners authorize the sale of County property located at 104 and 108 West D Street, Newton to the City of Newton for \$81,000.00, conditioned upon the City's commitment to allow the County to re-acquire the property for the original purchase price if the City's project does not move forward.

RESOLUTION # 2025- 1
RESOLUTION AUTHORIZING SALE OF REAL PROPERTY
PURSUANT TO NCGS §160A-274

WHEREAS, Catawba County owns certain real property located at 104 and 108 West D Street, Newton;
and

WHEREAS, North Carolina General Statute § 160A-274 authorizes a governmental unit in this state to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration; and

WHEREAS, the Catawba County Board of Commissioners has determined it is in the best interest of the County to convey the property located at 104 and 108 West D Street, Newton, to the City of Newton and deems it wise to do so for a sum of \$81,000.00.

THEREFORE, the Catawba County Board of Commissioners resolves that:

1. Catawba County hereby agrees to sell to the City of Newton the property located at 104 and 108 West D Street, Newton, North Carolina, PIN#'s: 3730-1692-1872 and 3730-1692-2864.
2. The property herein described shall be conveyed in exchange for a sum of \$81,000.00.
3. The Chair is hereby authorized to execute all documents necessary to complete the sale of the above-described property to the City of Newton.

This the 14th of January, 2025.

[Seal]

C. Randall Isenhower, Chair
Catawba County Board of Commissioners

Attest:

Dale R. Stiles, Clerk
Catawba County Board of Commissioners



104 and 106 W. D St., Newton NC 28658

Total acreage: 0.49

Taxable value: \$52,600