

January 14, 2025, MB#57
Special Meeting

Special Session, January 14, 2025, 6:00 p.m.
Catawba County Board of Commissioners

The Catawba County Board of Commissioners met in a Special Session on Tuesday, January 14, 2025, at 6:00 p.m., at Paul J. Klutz MD Memorial Library & Education Center, 113 W. Main Street, Maiden, North Carolina. The purpose of this Special Meeting was to consider the potential sale of 104 and 108 West D Street, in Newton, North Carolina.

Present were Chair Randy Isenhower, Vice-Chair Austin Allran, and Commissioners Robert C. Abernethy, Jr., Barbara G. Beatty, and Cole Setzer.

Also present were County Manager Mary Furtado, Assistant County Manager Justin Merritt, Assistant County Manager Paul Murray, County Attorney Jodi Stewart, Assistant County Attorney Joshua Teague and County Clerk Dale Stiles.

1. Chair Randy Isenhower called the meeting to order at 6:00 a.m., noting a quorum was present.
2. Potential Sale of 104 and 108 West D Street, in Newton.
County Attorney Jodi Stewart recommended 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.

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.

An alternative to the recommendation includes the County can continue to own and maintain the property or choose to dispose of it in another manner.

After the presentation, there were no questions or concerns. Vice-Chair Austin Allran made a motion to 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. The motion carried unanimously.

The following resolution applies:

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 and conditioned upon the City's commitment to allow the County to re-acquire the property for the purchase price if the City's project does not move forward.

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 the sum of \$81,000.00 and conditioned upon the City allowing the County to re-acquire the property for the purchase price if the City's project does not move forward.
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.

4. Adjournment. Upon a motion by Commissioner Barbara G. Beatty which unanimously carried, the meeting was adjourned at 6:03 p.m.



Randy Isenhower, Chair
Catawba County Board of Commissioners



Dale R. Stiles
County Clerk