



### **Agenda Action Form Overview**

The Board is requested to approve the Option Agreement/Offer to Purchase and Contract for 11894 and 12018 N. Roxboro Road, Bahama, NC 27503 (parcel ID #s 190536 and 190527) for \$195,000. These parcels combined total 23.44 acres of unimproved land located on the east side of North Roxboro Road (15-501 North) and are owned by Ruth and Carl Whipple.

The terms of the Option Agreement/Offer to Purchase and Contract include a Due Diligence Period through January 9, 2019, with a non-refundable Due Diligence Fee of \$500. The County has the right to terminate the contract during the Due Diligence Period or move directly into the Option to Purchase. The parties agree to hold the Option Period open through August 30, 2019. The Option Fee is \$5,000 and will be applied to the purchase price if the county chooses to move forward with the purchase.

### **Background/Justification**

Durham County is purchasing this land for future placement of an expanded Convenience Center to serve residents in the northern areas of the County. A consultation has been retained by the county to provide expertise and design services for an improved convenience site to serve northern Durham. The option provides time for the County and the consultant to determine if the property works for its needs and to obtain required permits.

### **Policy Impact**

The potential acquisition supports the development of an approved county CIP project, and supports Goal 5: “Accountable, efficient and visionary government”.

### **Procurement (Acquisition) Background**

N/A

### **Fiscal Impact**

This project is an important step in the northern Durham convenience site capital project. There is sufficient funding in the current capital project budget for this option agreement and due diligence. If the County moves forward to acquire the property, an additional \$166,132 will be needed. The FY 19-20 CIP has an additional \$217,752 planned for this project, which would be sufficient, and the overall CIP update is underway to reflect updated project budgets and timeframes. The Rougemont Convenience site is currently leased for \$6,600 per year, which would be a cost savings over time.

### **Recommendation**

The County Manager recommends that the Board approve the Option Agreement/Offer to Purchase and Contract for 11894 and 12018 N. Roxboro Road, Bahama, NC 27503 (parcel ID #s 190536 and 190527) for \$195,000 and authorize the Manager to execute the agreement.