

APPROVED AND RELEASED AT THE JULY 14, 2020 TOWN COUNCIL MEETING

**CLOSED SESSION MINUTES
MOREHEAD CITY TOWN COUNCIL**

MONDAY, May 5, 2020

Councilmember Ballou moved to enter into CLOSED SESSION in the Council Chambers of the Municipal Building, 202 South 8th Street, Morehead City, N.C., during the Workshop Meeting of the Council held on Tuesday, May 5, 2020, as per 143-318.11(a)(3) to consult with city attorney. Councilmember Warrender seconded, and the motion carried unanimously. (5-0)

COUNCIL PRESENT: Mayor Gerald A. Jones, Jr.; Councilmembers George Ballou, David Horton, Keri McCann, William Taylor, and Diane Warrender

STAFF PRESENT: City Manager Ryan Eggleston, and City Clerk Cathy Campbell

PRESENT VIA TELEPHONE: City Attorney Derek Taylor

SURPLUS PROPERTY BID – 706 ARENDELL STREET (CITY HALL)

Mr. Eggleston advised that round three (3) of the upset bid process for the current city hall building located at 706 Arendell Street was not challenged. The largest standing bid was received by AJK Acquisitions, LLC in the amount of \$350,000. Council determined that this is not a reasonable amount for the purchase of the property.

Previously, the City contracted Pro Environmental to conduct an asbestos assessment who estimated the abatement cost to be \$60,000 - 75,000. The last appraisal value of the property was \$635,000. The current tax value is \$423,000. After discussion and consideration of the remodeling and asbestos abatement costs, it was determined that \$500,000 is a reasonable "as is" value for the property.

City Attorney Derek Taylor advised Council that they may not negotiate with AJK Acquisitions for a higher price, but could however; set \$500,000 as the new baseline for another upset bid process.

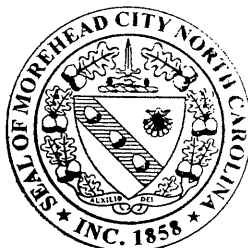
At this time, City Manager Ryan Eggleston and City Clerk Cathy Campbell were excused from the meeting. Mayor Jones provided the minutes summary for the remainder of the meeting.

PERSONNEL MATTERS

Council discussed the manager's annual performance evaluation.

Councilmember Warrender moved to return to OPEN SESSION. Councilmember Taylor seconded and the motion carried unanimously (5-0)

Attest: Cathy Campbell
Cathy Campbell, City Clerk



Gerald A. Jones, Jr.
Gerald A. Jones, Jr., Mayor