

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 24-04-09

RESOLUTION APPROVING AND AUTHORIZING A PURCHASE AGREEMENT BETWEEN WASHINGTON COUNTY, TENNESSEE AND RBM PROPERTIES GROUP FOR THE PROPERTY DESCRIBED AS LOT 2 OF MAP 012 PARCEL 065.00 & MAP 012 PARCEL 063.00 IN JOHNSON CITY, TENNESSEE AND AMENDING FISCAL YEAR BUDGET 2023-2024 RE: BUILDING PURCHASE

WHEREAS, pursuant to T.C.A. § 5-7-101, each county may acquire and hold property for county purposes, and make all contracts necessary or expedient for the management, control and improvement thereof, and for the better exercise of its civil and political powers, and may make any order for the disposition of its property; and

WHEREAS, on January 22, 2024 the Washington County Board of County Commissioners approved Resolution 24-01-08 (*Resolution Declaring Surplus of County-Owned Property at 1526 Bobby Hicks Hwy, Map 012p, Parcel 003.00*) which conditioned the sale upon (1) the County Commission approval of a new site for the Gray Branch of the Washington County Library further to a Request for Proposals that comports with The County Purchasing Law of 1957; and (2) County Commission approval funding specific to the new location of the Gray Branch of the Washington County Library; and

WHEREAS, the County-Owned Property Committee considered the Mayor's request to relocate the Gray Branch of the Washington County Library to 533 Sid Martin Road in Johnson City, Tennessee and recommended consideration and approval of the request to the Board of County Commissioners at its April 4, 2024 meeting; and

WHEREAS, the County Mayor requests authorization from the Board of County Commissioners to enter into a purchase agreement for the office property located at 533 Sid Martin Road in Johnson City, Tennessee described as "Lot 2 of Elevate Gray, recorded at Roll 1149, Image 2381 (Tax Map 012 Parcel 065.00) in Fee Simple and a leasehold interest to be Assumed of Tax Map Parcel 063.00 on Map 012 in Washington County, Tennessee with the Terms of Proposed Purchase & Sale (Exhibit A); and

WHEREAS, the County Mayor requests the following amendments to Fiscal Year Budget 2023-2024:

1. Increase \$7,000,000.00 to expense line item 171-91100-732 (Capital Projects-Building Purchase);

2. Increase \$7,000,000.00 to revenue line item 171-49200 (Notes Issued); now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. the Board of County Commissioners approves the purchase of the property located at 533 Sid Martin Road in Johnson City, Tennessee described as "Lot 2 of Elevate Gray, recorded at Roll 1149, Image 2381 (Tax Map 012 Parcel 065.00) in Fee Simple and a leasehold interest to be Assumed of Tax Map Parcel 063.00 on Map 012 in Washington County, Tennessee with the Terms of Proposed Purchase & Sale (Exhibit A) for the purposes authorized by T.C.A. § 5-7-101, and specifically to serve as the Gray Branch of the Washington County Library; and

SECTION 2. A Purchase Agreement between Washington County and RBM Properties Group that effectuates the terms set out in Exhibit A for Washington County to purchase the office property located at 533 Sid Martin Road in Johnson City, Tennessee described as "Lot 2 of Elevate Gray, recorded at Roll 1149, Image 2381 (Tax Map 012 Parcel 065.00) in Fee Simple and a leasehold interest to be Assumed of Tax Map Parcel 063.00 on Map 012 in Washington County, Tennessee is hereby approved and the County Mayor is authorized to execute such agreement, subject to review and approval of the County Attorney.

SECTION 3. Fiscal Year Budget 2023-2024 is amended to:

1. Increase \$7,000,000.00 to expense line item 171-91100-732 (Capital Projects-Building Purchase).
2. Increase \$7,000,000.00 to revenue line item 171-49200 (Notes Issued).

SECTION 4. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner: *Jones*

Seconded by Commissioner: *Huffine*

Commissioners Voting FOR: *Tucker, Johnson, Davenport, Matherly, England, Williams, Tomita, Jones, Wexler, Huffine, Wheeler, Carder*

Commissioners Voting AGAINST: *Edens*

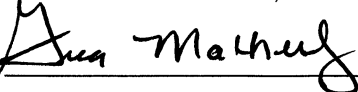
Commissioners Abstaining: *Malone*

Commissioners Absent: *Fitzgerald*

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 22nd day of April, 2024.



CHERYL STOREY, County Clerk



ANNA MATHERLY



Terms of Proposed Purchase & Sale
533 Sid Martin Road, Johnson City, TN

Seller: RBM Properties Group

Buyer: County of Washington County

Property: Lot 2 of Elevate Gray, recorded at Roll 1149, Image 2381 (Tax Map 012 Parcel 065.00) in Fee Simple, and a leasehold interest to be Assumed of Tax Map Parcel 063.00 on Map 012 in Washington County, Tennessee.

Purchase Price: \$4,500,000

Earnest Money: \$25,000.00 which is refundable during the inspection period and applied to purchase price at closing.

Inspection Period: Buyer will have a period of forty-five (45) days from the date of the full execution of a Purchase & Sale Agreement.

Closing Date: On or before July 22, 2024

Prorations: All items of income and expense relating to the Property and any other matter customarily adjusted at closing are to be prorated as of midnight of the day immediately preceding the relevant closing date.

Fees and Expenses: Closing costs will be allocated between Buyer and Seller in accordance with customs in Washington County, Tennessee. Buyer and Seller will each pay any fees incurred with its respective attorneys and other consultants.