

Monroe A. Miller, Jr.
2200 Camp Branch Road
Waynesville, NC 28786
July 31, 2022

Subject: Dialog with Tracy Wells, Haywood County Clerk, Request for Information, The Money Pit.

In Item #5 in the agenda for the June 6, 2022 county commission meeting, **David Francis** (whose current revolving title is “Community and Economic Development Director”) requested approval to accept and advertise the Offer to Purchase from Quiet Creek Properties, LLC for property located at 1585 Jonathan Creek Road, Waynesville NC (otherwise known as the **James Weaver “Kirk” Kirkpatrick the III** Super Duper Sports Complex, a.k.a. the **David Francis** Dirt Spreading Project) per NCGS 160A-269 in the amount of \$1,800,000.00. **David Francis** further stated the Budgetary Impact to the county: “The County purchased the property for \$1,120,661.00 and has invested \$462,722, for a total of \$1,583,333.”

WTF?

This would indicate to county commissioners that **David Francis** has finally found a sucker to unload this property, and, in the words of Brandon Rogers, “we are going to make a few coins”, i.e. at a profit.

Fast forward to a meeting of Concerned Citizens of Haywood last Thursday, where the invited speaker was **Tommy Long**. **Mark Pless** was also in attendance. **Tommy Long’s** presentation was not his finest hour. Anyway, after the meeting, Terry Ramey and I, among other things, informed **Tommy Long** what we thought the county had actually poured into this money pit. Well, after I left, **Tommy Long** went on a rampage calling Terry Ramey and I liar’s (but not to my face).

See: <https://www.haywoodtp.net/pubTP/T220619.pdf>

So, I thought to myself, “Self”!, let’s get to the bottom of this confusion and ask the county to provide the actual numbers, supporting **David Francis** assertion that the county only put in \$462,722.

Thus provides the backdrop for the Dialog with Tracy Wells. Well, not really a dialog yet, as I put the Request for Public Information in at 4:59pm last Friday. So, lets see where this goes.

By the way, as of Thursday evening, the word on the street was that the contract for the **James Weaver “Kirk” Kirkpatrick the III** Super Duper Sports Complex, a.k.a. the **David Francis** Dirt Spreading Project, had fallen through.

Monroe A. Miller, Jr.
Haywood County Taxpayer

Subject: Request for Public Information, #1.

Date: Sat, 30 Jul 2022 16:59:28 -0400

From: Monroe Miller

To: Tracy Wells <Tracy.Wells@haywoodcountync.gov>

CC: Tommy Long <Tommy.Long@haywoodcountync.gov>, Kristian Owen <kristian.owen@haywoodcountync.gov>, Bryant Morehead <bryant.morehead@haywoodcountync.gov>, David Francis <david.francis@haywoodcountync.gov>, Mark Pless <Mark.Pless@ncleg.gov>, Brandon Rogers <brandon.rogers@haywoodcountync.gov>, JAMES WEAVER "KIRK" KIRKPATRICK the III <Kirk.Kirkpatrick@haywoodcountync.gov>, Jennifer Best <jennifer.best@haywoodcountync.gov>, Frank Queen <Frank.Queen@haywoodcountync.gov>

Ms. Wells,

David Francis requested approval to accept and advertise the Offer to Purchase from Quite Creek Properties in the amount of \$1.8M in the June 6, 2022 commission meeting, Regular Agenda Item 5.. David Francis indicated the county purchased the property for \$1,120,611.00 and has invested \$462,722 for a total of \$1,583,333, implying that the county, in the words of Brandon Rogers, "we are going to make a few coins".

Please provide the investment items the county has made, totaling \$462,722 since the beginning of time, and don't forget to include all of McGill's expenses, like the soil sampling taken at the Publix site of "free fill" for the David Francis Dirt Spreading Project, a.k.a. The James Weaver "Kirk" Kirkpatrick the III Super Duper Sports Complex, that turned out to be defective. **I want everything.**

If the county fails to produce **all** the expenses I feel have been dumped into this money pit, I will call for a full audit by the Finance Department.

Thank you,

Monroe A. Miller, Jr.



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**HAYWOOD COUNTY BOARD OF COMMISSIONERS
REGULAR AGENDA REQUEST**

Item Title:

Request approval to accept and advertise the Offer to Purchase from Quiet Creek Properties, LLC for property located at 1585 Jonathan Creek Road, Waynesville, NC per NCGS 160A-269 in the amount of \$1,800,000.00 - Community and Economic Development Director David Francis

Board Action Request:

Requested Action Department:

Economic Development

Presenter:

David Francis

Background/Justification:

The County purchased the property in 2007 for recreation purposes, but due to the recession and higher than anticipated cost for the sports complex the County did not proceed with the project. The property is just over 22 acres with the most of the property in the flood plain and 6 acres in the floodway.

In 2018, the County acquired soil to place on the property to elevate out of the flood plain to make it more suitable for building purposes. The County has been marketing the property for economic development since then.

The pandemic has created a housing shortage throughout the country and Haywood County has seen average housing costs rise over \$100,000 and surpass the national average sales price.

The lack of housing to purchase and especially affordable housing along with the lack of rental units is also placing a strain for employers to find and hire needed workforce.

The proposed project would at a minimum build 44 townhomes ranging from \$250,000 to \$275,000 and 36 single family homes below \$350,000.

If offer is accepted, the Publication Notice of the Offer to Purchase will be advertised in The Mountaineer on Wednesday, June 8th to begin the 10 day upset bid process.

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Budgetary Impact:

The County purchased the property for \$1,120,611.00 and has invested \$462,722 for a total of \$1,583,333.

Policy Impact:

The property is being sold per NCGS 160A-269: (Counties abide by this statute as well).

§ 160A-269. Negotiated offer, advertisement, and upset bids.

A city may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bids. When an offer is made and the council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall readvertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers. (1971, c. 698, s. 1; 1979, 2nd Sess., c. 1247, s. 25.

Attachments:

J Creek Offer to Purchase.pdf