

County of Nueces



CAROLYN VAUGHN
Commissioner
Precinct 1

JOE A. GONZALEZ
Commissioner
Precinct 2

BARBARA CANALES
County Judge
Nueces County Courthouse, Room 303
901 Leopard Street
Corpus Christi, Texas 78401-3697

JOHN MAREZ
Commissioner
Precinct 3

BRENT CHESNEY
Commissioner
Precinct 4

NUECES COUNTY COMMISSIONERS COURT ORDER

WHEREAS, Nueces County (“County”) owns Lots 7, 8, 9, Block 3 Alister Addition (430 N. Alister Street), Port Aransas, Nueces County, TX (“county property”);

WHEREAS, the County, acting through its Commissioners Court (“Court”) wishes to sell the real property;

WHEREAS, the Court has determined that the best method of selling the county property is through the sealed-bid procedure authorized by Section 263.007 of the Texas Local Government Code; and

WHEREAS, the Court wishes to adopt a sealed bid procedure for the sale of the real property as set forth herein (“Bid Procedure”), authorize and direct the County Purchasing Agent to carry out the Bid Procedure and to take such other action as may, in her opinion, be necessary or useful for effectuating and carrying out the terms and provisions of the Bid Procedure for the sale of the real property,

NOW, THEREFORE, THE COURT MAKES THE FOLLOWING FINDINGS AND ORDERS;

1. The Court finds and **ORDERS** that the recitals set forth above are true and correct and that the method of selling the real property interest will be by an invitation for sealed bids in accordance with the Bid Procedure hereby adopted by the Court pursuant to Section 263.007 of the Texas Local Government Code.
2. The Court finds and **ORDERS** that the County’s Purchasing Agent publish the notice of sale of the real property interest through the bid procedure, and undertake and administer the bid procedure, and take such other action or actions as may, in the Purchasing Agent’s opinion, be necessary or useful for the sale of the real property interest. In carrying out the duties, the Purchasing Agent may delegate such tasks and activities as deemed appropriate.
3. The Bid Procedure for the sale of the real property, in whole, shall be as follows:
 - (1) The County’s Purchasing Agent, or designee, shall publish a notice of the sale of the real property interest through an Invitation for sealed bids in a newspaper of general circulation in Nueces County, Texas, as follows:

- i. The notice must be published on two dates, with the date of the second publication occurring before the 14th day before the date the award of the sale is made;
 - ii. The notice must include a description of the real property, including its location;
 - iii. The notice must include a description of the procedure by which sealed bids for the sale may be submitted.
- (2) The Purchasing Agent, at her discretion, may publish, in addition to the required notice of sale set forth above, notice of sale in any additional newspaper or publication, or on the internet, including the County's website, and such additional notices may be published on only one date or on more than one date, as the Purchasing Agent shall deem advisable, in her discretion. In addition, beginning on the date that the first required notice is published, the Purchasing Agent may provide a notice of the sale and a copy of the Invitation for Bids to any person who may be interested in receiving the information, or who makes a request to receive it.
- (3) The minimum bid amount for the land shall be the fair market value of the land, as determined by an appraisal.
- (4) The Purchasing Agent shall prepare a written "Invitation for Bids" which shall be made available to prospective bidders, and which (i) describes the real property and its location, (ii) sets out the instructions for preparing and submitting bids, (iii) identifies the place and deadline for submitting bids, (iv) states that the County has the right to reject any and all bids submitted and (v) the form of conveyance provided shall be a Deed without Warranty. The Invitation for Bids may contain any additional information that the Purchasing Agent wishes to include. The Invitation for Bids shall be made available to prospective bidders beginning on the first date on which the notice of sale is published in the newspaper.
- (5) Award of any sale will be authorized by the Court at a Commissioners Court meeting. If the Court does not reject all bids, the Court may authorize acceptance of a bid. An award by the Commissioners Court will not be deemed complete until the Commissioners Court has approved the sale.
- (6) The County will not be obligated to sell the real property interest until all of the following have occurred:
 - (i) The commissioners court has awarded the sale of the real property interest to a bidder; and
 - (ii) The County has received the purchase price provided in the bid, with the cash component being in good funds, and the delivery of all required closing documents has been completed.
- (7) The Court reserves the right to modify the terms of this Bid Procedure. The County reserves the right to discontinue the Bid Procedure or to withdraw the real property interest from the market at any time prior to execution by County and the successful bidder of an agreement for sale of the real property interest. In such event, County will notify the bidders of such discontinuation. The County reserves the right, after discontinuance or termination of the bid process, to sell or otherwise dispose of the real property, or an interest in the real property, as provided by Texas law, on terms acceptable to County. County reserves the right to waive any irregularity or informality in the bid or the Bid Procedure or in the submission of a bid.

**DULY ADOPTED BY VOTE OF THE COMMISSIONERS COURT OF NUECES COUNTY,
TEXAS ON THIS 8TH DAY OF JANUARY, 2020.**

BARBARA CANALES
NUECES COUNTY JUDGE

CAROLYN VAUGHN
Commissioner, Precinct 1

JOE A. GONZALEZ
Commissioner, Precinct 2

JOHN MAREZ
Commissioner, Precinct 3

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Commissioner, Precinct 4

ATTEST:

KARA SANDS
County Clerk