



Oconee County Board of Commissioners

Addendum 1

DATE: April 17, 2023
TO: All Prospective Bidders
FROM: Procurement Officer
RE: Addendum 1, ITB# 23-04-017 Sale of County Owned Real Property

The following changes are to be incorporated into the solicitation documents dated **April 3, 2023**. All those receiving this addendum should modify their documents to show the below described changes.

1. Below you will find answers to questions asked during the property tour on April 13, 2023 of the Oconee County Government Annex located at 1291 Greensboro Highway Watkinsville, Georgia 30677.

All questions shall be directed to Ms. Jessica Ellis, Procurement Officer via email at ocbids@oconee.ga.us

1. Below you will find answers to questions asked during the property tour on April 13, 2023 of the Oconee County Government Annex located at 1291 Greensboro Highway Watkinsville, Georgia 30677.

Q1: Can the retention pond be modified?

A1: Since the Annex is within the city limits, the County has no say so in the future development/redevelopment of the property. Please contact the City of Watkinsville to confirm if the retention pond can or cannot be modified.

Q2: While the County has owned the property, it has held a tax-exempt status. When the new owner takes possession, what happens?

A2: Because the property was owned by the County on January 1, 2023, the tax exempt status will remain in effect for the remainder of 2023 regardless of ownership exchange. If sale is final prior to December 31, 2023, the new owner will not owe 2023 taxes and the property will then become fully taxable January 1, 2024.

Q3: Does the County have an anticipated closing date?

A3: The County anticipates the closing to be final in July/August 2023.

Q4: Will the County require a Guarantee of Funds letter?

A4: A Guarantee of Funds letter will not be required. Once a winning bidder/buyer is selected, a Notice of Award letter will be issued. The bidder/buyer then has two (2) business days to submit a non-refundable deposit of five (5) % of the awarded purchase price. Full purchase price less the deposit will be paid to the County during closing.