



Legislation Details (With Text)

**File #:** 15-14046    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Agenda Ready  
**File created:** 8/21/2020    **In control:** City Council Business Meeting  
**On agenda:** 9/14/2020    **Final action:**  
**Title:** Property Transactions - Morris Field Bridge Replacement, Parcel #4  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**Property Transactions - Morris Field Bridge Replacement, Parcel #4**

**Action:** Approve the following Condemnation: Morris Field Bridge Replacement, Parcel #4

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

**Project:** Morris Field Bridge Replacement, Parcel #4

**Program:** Morris Field Bridge Replacement

**Owner(s):** BIN - WB4101 LLC

**Property Address:** 3925 Morris Field Drive

**Total Parcel Area:** 212,564 sq. ft. (4.87 ac.)

**Property to be acquired by Fee:** 1,977 sq. ft. (0.054 ac.) Fee Simple

**Property to be acquired by Easements:** 7,853 sq. ft. (0.18 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Fence

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** I-2

**Use:** Industrial

**Tax Code:** 117-111-11  
<https://polaris3g.mecklenburgcountync.gov/#mat=118700&pid=117111111&gclid=117111111>

**Appraised Value:** \$18,925

**Property Owner's Concerns:** The property owner is concerned about the amount of compensation offered.

**City's Response to Property Owner's Concerns:** The city informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

**Recommendation:** To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

**Council District:** 3