



Legislation Details (With Text)

File #:	15-12766	Version:	1	Name:	
Type:	Consent Item	Status:		Agenda Ready	
File created:	2/3/2020	In control:		City Council Business Meeting	
On agenda:	2/24/2020	Final action:			
Title:	Property Transactions - Morehead at Caldwell Pedestrian Safety Project, Parcel # 1				
Attachments:					

Date	Ver.	Action By	Action	Result
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Property Transactions - Morehead at Caldwell Pedestrian Safety Project, Parcel # 1

Action: Approve the following **Condemnation: Morehead at Caldwell Pedestrian Safety Project, Parcel # 1**

Project: Morehead at Caldwell Pedestrian Safety Project, Parcel # 1

Owner(s): JFW Realty INC

Property Address: 453 East Morehead Street

Total Parcel Area: 16,117 sq. ft. (0.37 ac.)

Property to be acquired by Easements: 533 sq. ft. (0.012 ac.) Utility Easement, 742 sq. ft. (0.017 ac.) Temporary Construction Easement

Zoned: B-1

Use: Office

Tax Code: 125-137-04
<http://polaris3g.mecklenburgcountync.gov/#mat=592214&pid=12513704&gclid=12513704>

Appraised Value: \$23,375

Property Owner’s Concerns: The property owner is concerned with the compensation amount and project impacts to future use.

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 counter offer and explained the rationale of the design and how it meets the objectives for the project.

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: 1

